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## RURAL REAL ESTATE PRICES IN ONTARIO, 1980 - 1984

ECONOMICS AND POLICY
COORDINATION BRANCH

ONTARIO MINISTRY OF AGRICULTURE AND FOOD
LEGISLATIVE BUILDINGS, TORONTO, ONTARIO, M7A 1B6

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ECONOMICS INFORMATION

REPORT NO. 86-03

# RURAL REAL ESTATE PRICES

# IN ONTARIO, 1980 - 1984

by

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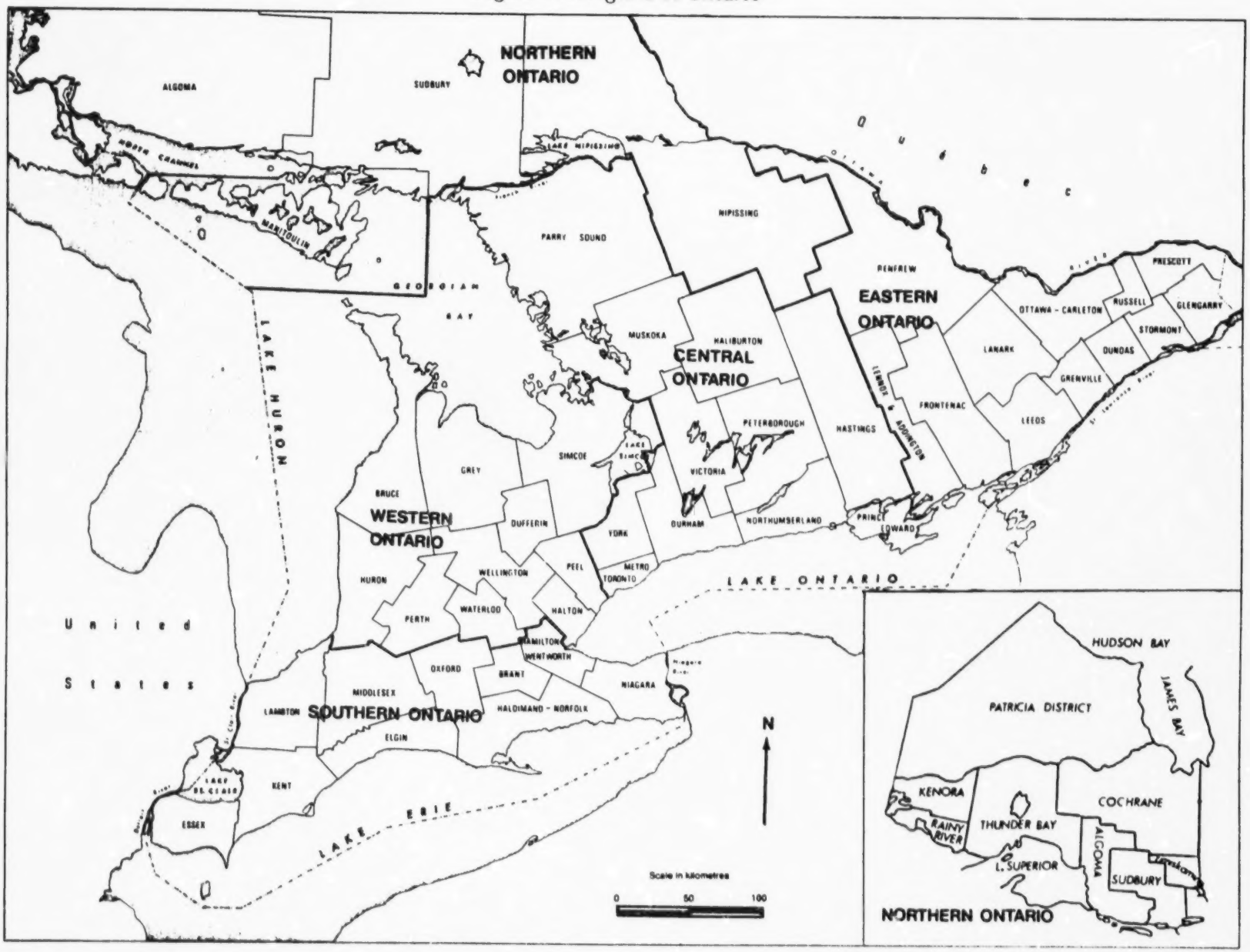
Figure 1.--Regions of Ontario



# INTRODUCTION

The objectives of this report are:

1. To provide statistics on rural real estate values so that comparisons can be made between counties and with the results of similar surveys of land values for 1971 and 1979[1];

2. To provide data on the number and size distribution of purchases by farmers and non-farmers; and

3. To provide summarized information on farm property transactions by type of farming enterprise.

The report is divided into three main parts. The first describes the data base that was used, the procedures followed in editing the data, and the basis for the calculations presented in the tables throughout the report. The second part of the report discuses some trends that have developed in the land market in Ontario from 1980 to 1984. Several figures are used to illustrate some of the overall relationships that exist among the data. The last part (the Appendix Tables) contain summaries of the data on a county basis. Prices and other information are tabulated and presented in a way that is consistent with data published in the 1979 report.

The focus of this report is on purchases of farm properties only. Farm properties represent around two-thirds of the rural land that changes hands. Comparisons may be made based on several characteristics of farm properties: the existence of residences or other buildings on the property, the type of farm enterprise being conducted, and the quality of soils on the properties. These characteristics form the crucial variables for summarizing this data over the five-year period starting with 1980.

Many considerations enter into a decision to buy a particular property at a particular price. Among them are the potential of the land for agricultural production; the location of the property relative to urban development or existing farm operations; market information available to the buyer and seller; improvements on the property; taxes, interest rates, agricultural commodity and input prices; and perceptions about the future. Readers of this report should be aware that the selling prices reported here do not necessarily represent the value of properties in their current use. Given the many determinants of price and the complexity of their interrelationships, the data presented in this report should not be used as the sole basis for decisions about valuing, buying or selling land.

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[1]Gary Lentz, Rural Real Estate Values in Southern Ontario, 1971, (Toronto: Economics Branch, Ontario Ministry of Agriculture and Food, 1974) and Tonu Tosine and Walter Kresovic, Rural Real Estate Prices in Ontario, 1979, (Toronto: Economics Branch, Ontario Ministry of Agriculture and Food, 1980).

# PROCEDURES

## Data Base

The data used in this report was obtained from the Special Properties Division of the Ontario Ministry of Revenue. It consisted of all transactions from 1980 through 1984, of real estate assessed as farm property. Information was recorded on the property's characteristics and the conditions of sale. This report makes use of the following data for each property transaction:

1. Sales codes (physical type of property involved),
2. Sales information,
3. Structure codes, and
4. Size and location.

For assessment purposes, farm properties are defined as properties used for the purpose of farming. Each property is assigned a code denoting the physical characteristics or type of property. For this report the types of farm properties analyzed are divided into four categories:

1. Farmland only (FLO),
2. Farm property with residences only (FPR),
3. Farm property with outbuildings only (FPO), and
4. Farm property with residence(s) and outbuilding(s) (FPRO).

Sales information recorded for each property indicates the date of the sale, the total dollar value involved in the transaction and a code indicating the type of sale. The total dollar value may include chattels that were part of the sale. The sales categories contained in this data base include the following:

1. Bona fide or open market,
2. Family sale (which may or may not reflect actual market conditions),
3. Forced sales (expropriation, foreclosure or estate),
4. Quit claim (a transaction in which the seller releases all manner of right, title, interest or claim, and demand on the property),
5. Speculative sale (classed under Section 18 of the assessment regulations),
6. Government or exempt property transaction (includes all levels of government),
7. Sale including crops, chattels or good will,
8. Sale of bush woodlot,
9. Sale involving changed property use,
10. Sale based on non-typical financing, and
11. Other.

Another code in the sales information category allowed for breaking sales down by the type of purchaser of the property:

1. Farmer (a person whose principal occupation is farming),

2. New farmer (a person who starts to farm as his or her principal occupation for the first time in an assessment region; this category applies also to farmers who have moved into an assessment region from some other area), and

3. Non-farmer (a person whose principal occupation is other than farming).

In this report categories 1 and 2 are combined to denote property purchases by farmers.

Structure codes describe the use of the property based on the structures located on it. In this report seven types of farming are discussed:

1. Mixed or livestock farming,
2. Field crops,
3. Dairy,
4. Tobacco,
5. Vegetable,
6. Orchard or vineyard, and
7. Nursery or greenhouse.

Finally, the size of each property was recorded. The imperial units (acres) were converted to metric (hectares) by dividing the acres by 0.4046856. The total sales amount along with the soil quality was also recorded.

## Editing

The data were edited in a number of steps. This is necessary to "clean up" the data by eliminating properties that were:

1. Coded or recorded improperly,

2. Coded as multiple property sales. (When two or more properties are involved in a transaction, the total sales price is recorded against each property),

3. Larger or smaller in area than the sum of the parcels making up the property, or

4. Transferred with only a token amount of money. For example some family sales, forced sales, quit claims and intergovernmental transactions may not reflect open-market values. Therefore only sales with a price greater than $50 per hectare (approximately $20 per acre) were included.

As a result of the editing, the number of properties considered in this report for the five-year period was:

| Year | Number Before Edit | Number After Edit | Percent |
|---|---|---|---|
| 1980 | 12,801 | 5,912 | 46 |
| 1981 | 13,373 | 6,032 | 45 |
| 1982 | 11,264 | 4,608 | 41 |
| 1983 | 12,072 | 5,564 | 46 |
| 1984 | 12,377 | 5,714 | 46 |

It must be remembered that in this report, all totals and averages are based on the edited number of property transactions. This means that on balance, about 45 percent of the total number of property transactions during the year are used for analysis and summary.

## Interpretation of Statistics

A group of observations may be described according to their central tendency and dispersion. Central tendency is usually measured by the mean or median and indicates the "center" of a set of data. Measures of dispersion, variance and standard deviation, show by how much the data are clustered around or dispersed from a central value.

The mean or average is the sum of all the observations divided by the number of observations. In this study the mean price per hectare is a weighted mean. This means the total value of the properties sold was divided by the total number of hectares sold. One disadvantage of the mean is that a few observations can bias it to such an extent that it may not provide useful information, particularly if the total number of observations is small.

The median is less easily affected by extreme values and tends to overcome the bias that may result from using the mean. The median is the middle value in a series of observations -- the point at which 50 percent of the values are greater and 50 percent of the values are less. If, for example, the median selling price per hectare is less than the mean, it may be concluded that 50 percent of the hectares sold for less than the average price and that a number of transactions at high prices raised the mean.

The standard deviation is a measure of dispersion. The standard deviation is the square root of the variance, which is defined as the average of the squares of the amounts by which each observation varies from the mean. The standard deviation is expressed in dollars.

In a normal distribution (one in which the observations cluster symmetrically about the mean and relatively few observations fall at both extremes), 68.3 percent of the observations fall within one standard deviation on either side of the mean, and 95.5 percent fall within two standard deviations. In this report, however, such conclusions cannot be drawn from the standard deviation because the distribution of prices seldom approximates a normal distribution.

## SUMMARIES AND TRENDS

The summaries of the data for the five-year period show that 1981 was clearly the peak year for number of sales, total area, average property size transferred, median, and mean (Table 1). The overall provincial average price was $4,067/ha in 1981 and dropped off $763/ha or 19 percent in 1982. It was at this time that interest rates were peaking and when coupled with poor crop and livestock profitability prospects triggered the beginning of the farm financial difficulties in agriculture.

The pattern was generally repeated for three of the four property types:

FLO - farmland only properties,

FPO - farm properties with outbuildings only, and

FPRO - farm properties with residence and outbuildings.

The FPR category, farm properties with residence only, reached a peak price in 1984 (Table 1). The mean exceeded $6,000/ha and the size of these properties at 18 hectares averaged 40 percent smaller than all properties. The FPR properties constituted 5 percent of the total number of sales (Figure 2).

The FPRO category clearly dominates both the total area sold (61 percent) and the number of sales (54 percent) (Figure 2).

### Regional Analysis

Regional analysis of farm property sales shows that Southern Ontario real estate prices led all other regions (Table 1 and Figure 3). (See Figure 1 for a delineation of the counties included in Southern Ontario). The overall provincial average of prices is closely approximated by the Western Ontario region. The number sales in both Western and Southern Ontario are similar (each 32 percent of the total) and the smallest number of sales occurred in Northern Ontario (under 4 percent).

The largest properties were sold in Northern Ontario. They averaged 47 ha over the five-year period. Southern Ontario properties averaged 24 ha, the smallest size among all the regions. These size differences are consistent with the type of farming conducted in the various regions.

### Farmers and Non-Farmers

All properties were coded as to whether the purchaser was a farmer or a non-farmer. Over the five-year period analyzed, non-farmers paid an average of $3,917/ha compared to farmers, who on average, paid $2,944/ha. On average non-farmers paid 33 percent more per hectare for properties than did farmers (Table 3).

Figure 2.--Average Number of Sales and Area Sold by Type of Property, Ontario, 1980-84

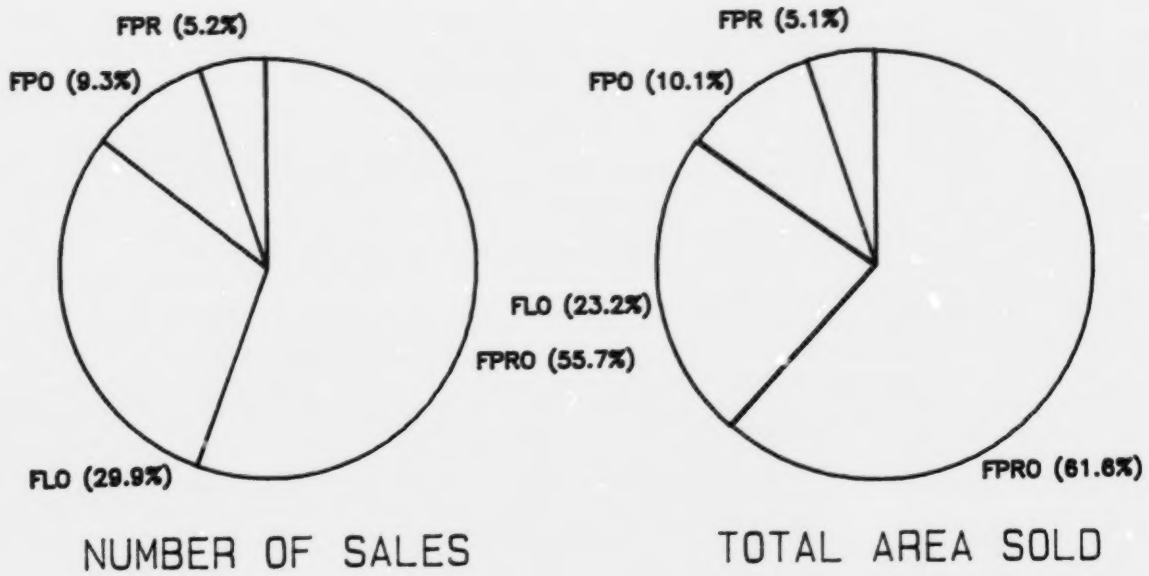



Figure 3.--Average Land Price per Hectare by Region of Ontario, 1980 to 1984, All Farm Property Types

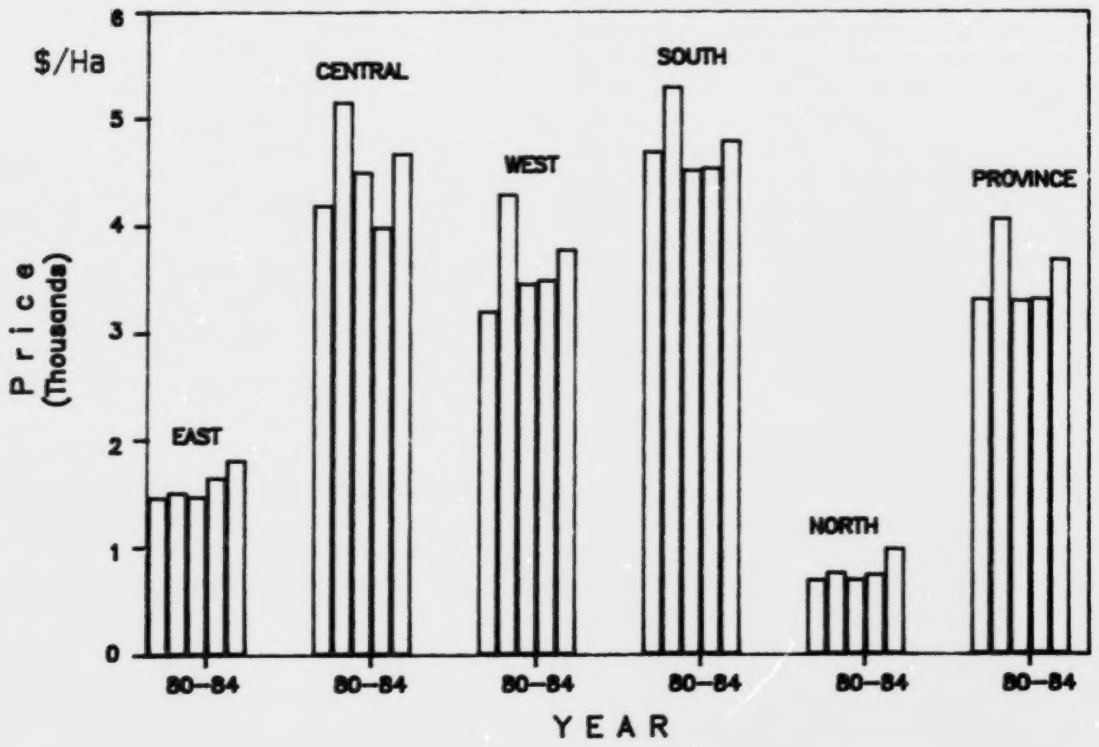


Table 1.--Summary of Farm Property Sales, All Sales Codes by Type, Ontario, 1980-1984

| Type of Property | Number of Sales | Total Area (ha) | Average Area (ha) | Price ($/ha) | |
|---|---|---|---|---|---|
| | | | | Median | Mean |
| **All Farm Properties** | | | | | |
| 1980 | 5,912 | 180 072 | 30.5 | 2,741 | 3,316 |
| 1981 | 6,032 | 188 622 | 31.3 | 3,165 | 4,067 |
| 1982 | 4,608 | 136 745 | 29.7 | 2,614 | 3,304 |
| 1983 | 5,564 | 162 340 | 29.2 | 2,803 | 3,381 |
| 1984 | 5,714 | 168 955 | 29.6 | 2,924 | 3,687 |
| **Farmland Only (FLO)** | | | | | |
| 1980 | 1,751 | 42 874 | 24.5 | 2,261 | 2,925 |
| 1981 | 1,763 | 45 455 | 25.8 | 2,503 | 3,601 |
| 1982 | 1,310 | 31 415 | 24.0 | 1,974 | 3,231 |
| 1983 | 1,558 | 37 665 | 24.2 | 2,345 | 3,115 |
| 1984 | 1,620 | 39 265 | 24.2 | 2,318 | 3,300 |
| **Farm Properties with Residence(s) (FPR)** | | | | | |
| 1980 | 400 | 8 356 | 20.9 | 5,190 | 4,550 |
| 1981 | 404 | 9 143 | 22.6 | 4,960 | 4,931 |
| 1982 | 375 | 7 338 | 19.6 | 4,550 | 4,527 |
| 1983 | 462 | 8 628 | 18.7 | 5,270 | 4,860 |
| 1984 | 504 | 9 259 | 18.4 | 6,305 | 6,084 |
| **Farm Properties with Outbuilding(s) (FPO)** | | | | | |
| 1980 | 548 | 18 075 | 33.2 | 1,762 | 2,548 |
| 1981 | 577 | 19 042 | 33.0 | 2,023 | 3,016 |
| 1982 | 395 | 12 072 | 30.6 | 1,960 | 2,978 |
| 1983 | 489 | 15 636 | 32.0 | 1,965 | 2,393 |
| 1984 | 507 | 16 013 | 31.6 | 1,830 | 2,528 |
| **Farm Properties with Residence(s) and Outbuilding(s) (FPRO)** | | | | | |
| 1980 | 3,189 | 109 842 | 34.4 | 3,083 | 3,504 |
| 1981 | 3,247 | 113 679 | 35.0 | 3,542 | 4,348 |
| 1982 | 2,489 | 84 853 | 34.1 | 2,858 | 3,259 |
| 1983 | 3,012 | 99 173 | 32.9 | 3,065 | 3,501 |
| 1984 | 3,029 | 102 669 | 33.9 | 3,170 | 3,789 |

Table 2.-- All Farm Property Sales, All Sales Codes, by Region, Ontario, 1980-1984

| Region | Total Farm Properties ('000 ha) | Number of Sales | Area Sold | | Sales Value ($'000) | Avg. per Sale | | Price ($/ha) | | |
|---|---|---|---|---|---|---|---|---|---|---|
| | | | Number of ha | % of Total | | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| **Eastern** | | | | | | | | | | |
| 1980 ..... | 1,401.7 | 915 | 31,004 | 2.2 | 45,712 | 33.9 | 49,959 | 1,320 | 1,474 | 5,483 |
| 1981 ..... | 1,390.5 | 811 | 28,744 | 2.1 | 43,702 | 35.4 | 53,887 | 1,277 | 1,520 | 13,175 |
| 1982 ..... | 1,376.4 | 830 | 28,517 | 2.1 | 42,325 | 34.4 | 50,995 | 1,143 | 1,484 | 20,170 |
| 1983 ..... | 1,372.7 | 901 | 28,734 | 2.1 | 47,664 | 31.9 | 52,901 | 1,563 | 1,659 | 11,456 |
| 1984 ..... | 1,400.0 | 939 | 31,249 | 2.3 | 56,866 | 33.3 | 60,560 | 1,493 | 1,820 | 27,357 |
| **Central** | | | | | | | | | | |
| 1980 ..... | 1,161.6 | 963 | 30,030 | 2.6 | 125,971 | 31.2 | 130,811 | 2,443 | 4,195 | 18,332 |
| 1981 ..... | 1,142.7 | 954 | 30,394 | 2.7 | 156,832 | 31.9 | 164,394 | 2,728 | 5,160 | 21,893 |
| 1982 ..... | 1,138.5 | 736 | 21,037 | 1.8 | 94,810 | 28.6 | 128,818 | 2,365 | 4,507 | 20,256 |
| 1983 ..... | 1,130.2 | 936 | 28,740 | 2.5 | 114,702 | 30.7 | 122,545 | 2,540 | 3,991 | 17,102 |
| 1984 ..... | 1,133.4 | 967 | 29,588 | 2.6 | 138,415 | 30.6 | 143,139 | 2,541 | 4,678 | 22,584 |
| **Western** | | | | | | | | | | |
| 1980 ..... | 1,906.3 | 1,894 | 61,516 | 3.2 | 197,089 | 32.5 | 104,059 | 2,714 | 3,204 | 20,365 |
| 1981 ..... | 1,915.2 | 2,032 | 66,264 | 3.5 | 284,796 | 32.8 | 140,779 | 3,090 | 4,298 | 23,265 |
| 1982 ..... | 1,913.6 | 1,482 | 46,938 | 2.5 | 162,473 | 31.7 | 109,631 | 2,839 | 3,461 | 28,685 |
| 1983 ..... | 1,915.3 | 1,784 | 55,580 | 2.9 | 194,385 | 31.2 | 108,960 | 2,836 | 3,497 | 22,500 |
| 1984 ..... | 1,910.5 | 1,790 | 56,925 | 3.0 | 215,277 | 31.8 | 120,267 | 2,722 | 3,782 | 37,046 |
| **Southern** | | | | | | | | | | |
| 1980 ..... | 1,736.1 | 1,931 | 47,106 | 2.7 | 221,096 | 24.4 | 114,498 | 4,583 | 4,694 | 16,698 |
| 1981 ..... | 1,736.5 | 2,001 | 51,468 | 3.0 | 272,797 | 25.7 | 136,330 | 5,157 | 5,300 | 16,699 |
| 1982 ..... | 1,736.1 | 1,390 | 32,418 | 1.9 | 146,649 | 23.3 | 105,503 | 4,485 | 4,524 | 30,037 |
| 1983 ..... | 1,736.5 | 1,761 | 40,910 | 2.4 | 185,836 | 23.2 | 105,529 | 4,425 | 4,543 | 53,332 |
| 1984 ..... | 1,735.6 | 1,816 | 42,499 | 2.4 | 203,778 | 23.4 | 112,212 | 4,688 | 4,795 | 33,674 |
| **Northern** | | | | | | | | | | |
| 1980 ..... | 574.4 | 209 | 10,415 | 1.8 | 7,313 | 49.8 | 34,993 | 560 | 702 | 3,442 |
| 1981 ..... | 588.8 | 243 | 11,752 | 2.0 | 9,046 | 48.4 | 37,225 | 567 | 770 | 1,340 |
| 1982 ..... | 586.3 | 170 | 7,835 | 1.3 | 5,522 | 46.1 | 32,481 | 605 | 705 | 1,317 |
| 1983 ..... | 585.7 | 182 | 8,375 | 1.4 | 6,305 | 46.0 | 34,644 | 628 | 753 | 2,876 |
| 1984 ..... | 585.5 | 202 | 8,693 | 1.5 | 8,613 | 43.0 | 42,640 | 765 | 991 | 6,263 |
| **Province** | | | | | | | | | | |
| 1980 ..... | 6,780.0 | 5,912 | 180,072 | 2.7 | 597,182 | 30.5 | 101,012 | 2,741 | 3,316 | 16,916 |
| 1981 ..... | 6,773.7 | 6,032 | 188,622 | 2.8 | 767,172 | 31.3 | 127,184 | 3,165 | 4,067 | 19,406 |
| 1982 ..... | 6,750.9 | 4,608 | 136,745 | 2.0 | 451,780 | 29.7 | 98,043 | 2,614 | 3,304 | 26,039 |
| 1983 ..... | 6,740.3 | 5,564 | 162,340 | 2.4 | 548,892 | 29.2 | 98,651 | 2,803 | 3,381 | 33,689 |
| 1984 ..... | 6,765.0 | 5,714 | 168,955 | 2.5 | 622,950 | 29.6 | 109,022 | 2,924 | 3,687 | 31,670 |

Table 3.--All Farm Property Sales, Farmer and Non-farmer Purchases, by Region, Ontario, 1980-1984

| Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg. per Sale | | Price ($/ha) | | | | Avg. per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| **Eastern** | | | | | | | | | | | | |
| 1980 ... | 454 | 36.1 | 49,889 | 1,130 | 1,381 | 3,486 | 338 | 32.6 | 55,262 | 1,545 | 1,696 | 6,999 |
| 1981 ... | 382 | 37.1 | 54,637 | 1,192 | 1,471 | 13,429 | 333 | 35.9 | 56,199 | 1,490 | 1,564 | 8,345 |
| 1982 ... | 396 | 35.7 | 50,486 | 993 | 1,415 | 14,161 | 294 | 32.9 | 57,398 | 1,598 | 1,746 | 4,665 |
| 1983 ... | 368 | 37.9 | 49,432 | 1,235 | 1,303 | 9,191 | 440 | 29.3 | 59,747 | 1,968 | 2,042 | 5,344 |
| 1984 ... | 370 | 36.1 | 58,218 | 1,130 | 1,611 | 14,895 | 493 | 32.1 | 66,514 | 1,868 | 2,070 | 17,310 |
| **Central** | | | | | | | | | | | | |
| 1980 ... | 367 | 37.2 | 90,202 | 2,170 | 2,426 | 7,488 | 413 | 30.0 | 105,250 | 2,623 | 3,508 | 11,180 |
| 1981 ... | 336 | 39.2 | 92,014 | 2,245 | 2,348 | 6,435 | 460 | 30.0 | 185,706 | 3,308 | 6,187 | 20,755 |
| 1982 ... | 254 | 33.3 | 67,557 | 1,975 | 2,032 | 13,111 | 322 | 28.0 | 166,086 | 2,675 | 5,939 | 19,673 |
| 1983 ... | 275 | 38.4 | 82,357 | 1,900 | 2,142 | 11,369 | 530 | 28.6 | 123,519 | 3,125 | 4,318 | 12,348 |
| 1984 ... | 294 | 39.0 | 89,210 | 1,972 | 2,286 | 9,153 | 511 | 28.1 | 119,081 | 2,930 | 4,231 | 20,207 |
| **Western** | | | | | | | | | | | | |
| 1980 ... | 958 | 37.2 | 103,800 | 2,475 | 2,791 | 19,793 | 737 | 29.3 | 104,191 | 3,043 | 3,551 | 13,341 |
| 1981 ... | 1,007 | 37.8 | 115,639 | 2,822 | 3,056 | 20,994 | 814 | 29.7 | 135,246 | 3,440 | 4,558 | 20,131 |
| 1982 ... | 741 | 36.3 | 98,238 | 2,633 | 2,704 | 14,327 | 608 | 28.4 | 118,604 | 3,245 | 4,169 | 20,754 |
| 1983 ... | 809 | 38.2 | 105,054 | 2,360 | 2,751 | 11,363 | 790 | 27.5 | 106,377 | 3,355 | 3,874 | 24,792 |
| 1984 ... | 926 | 37.4 | 99,825 | 2,344 | 2,671 | 34,937 | 768 | 26.7 | 133,840 | 3,320 | 5,008 | 29,571 |
| **Southern** | | | | | | | | | | | | |
| 1980 ... | 1,107 | 28.5 | 128,681 | 4,288 | 4,515 | 11,678 | 365 | 16.2 | 104,360 | 7,409 | 6,452 | 25,494 |
| 1981 ... | 1,325 | 29.0 | 144,624 | 4,942 | 4,979 | 12,588 | 487 | 19.6 | 119,916 | 6,373 | 6,104 | 20,805 |
| 1982 ... | 852 | 27.0 | 118,280 | 4,247 | 4,385 | 28,361 | 400 | 17.4 | 91,693 | 5,750 | 5,263 | 35,002 |
| 1983 ... | 1,066 | 27.8 | 112,446 | 3,951 | 4,047 | 15,112 | 555 | 16.4 | 102,839 | 6,660 | 6,254 | 88,074 |
| 1984 ... | 1,120 | 28.3 | 119,468 | 4,155 | 4,226 | 28,826 | 586 | 16.0 | 105,337 | 7,200 | 6,597 | 36,625 |
| **Northern** | | | | | | | | | | | | |
| 1980 ... | 97 | 49.2 | 34,578 | 580 | 702 | 3,358 | 65 | 51.7 | 34,359 | 510 | 665 | 979 |
| 1981 ... | 137 | 49.8 | 42,143 | 650 | 847 | 1,531 | 72 | 48.1 | 31,628 | 500 | 657 | 983 |
| 1982 ... | 94 | 46.0 | 33,630 | 665 | 732 | 924 | 49 | 46.6 | 26,770 | 530 | 575 | 1,879 |
| 1983 ... | 95 | 48.3 | 35,707 | 730 | 739 | 1,142 | 66 | 46.1 | 34,883 | 628 | 757 | 1,372 |
| 1984 ... | 110 | 45.4 | 47,937 | 718 | 1,055 | 3,356 | 77 | 41.1 | 37,270 | 858 | 907 | 1,765 |
| **Province** | | | | | | | | | | | | |
| 1980 ... | 2,983 | 34.2 | 100,904 | 2,668 | 2,951 | 13,704 | 1,918 | 28.3 | 93,462 | 2,798 | 3,302 | 15,241 |
| 1981 ... | 3,187 | 34.8 | 114,728 | 3,043 | 3,301 | 15,306 | 2,166 | 29.1 | 126,918 | 3,283 | 4,367 | 18,895 |
| 1982 ... | 2,337 | 32.9 | 91,520 | 2,558 | 2,785 | 20,322 | 1,673 | 27.0 | 107,863 | 2,957 | 3,991 | 23,050 |
| 1983 ... | 2,613 | 34.3 | 95,326 | 2,474 | 2,779 | 12,672 | 2,381 | 26.0 | 98,769 | 3,300 | 3,800 | 45,312 |
| 1984 ... | 2,820 | 34.1 | 99,037 | 2,643 | 2,906 | 27,757 | 2,435 | 26.0 | 107,198 | 3,236 | 4,125 | 27,390 |

Figure 4.--Average Land Price Paid per Hectare by Farmers and Non-farmers by Region of Ontario, 1980-84, All Farm Property Sales

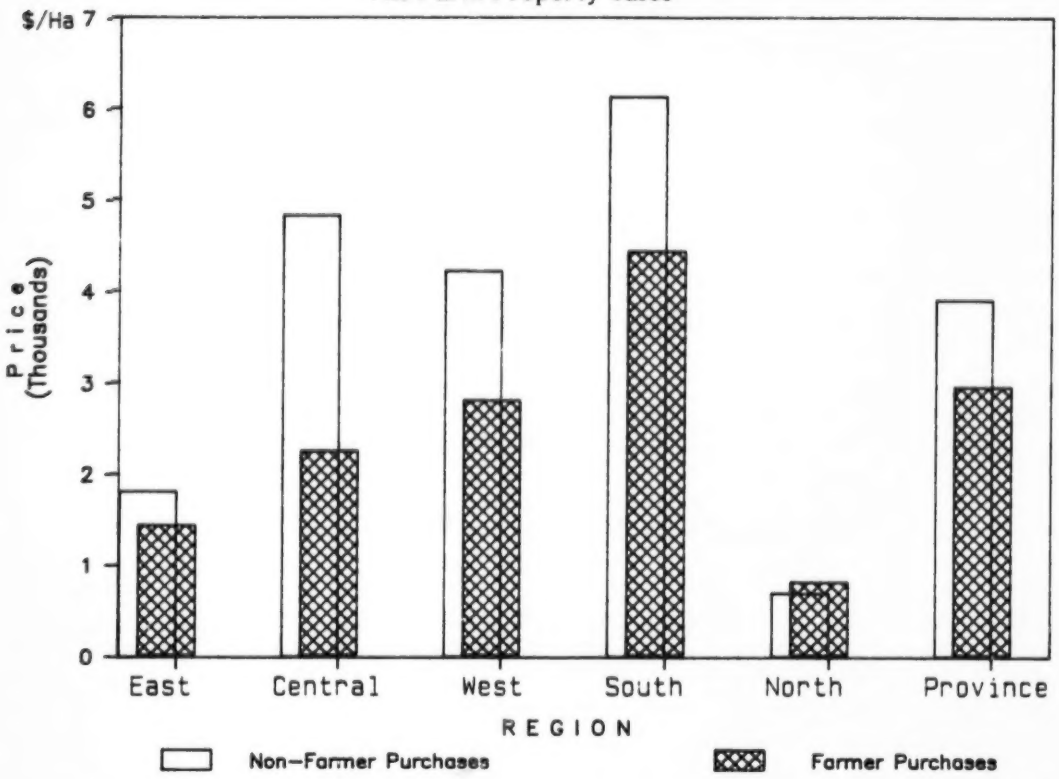


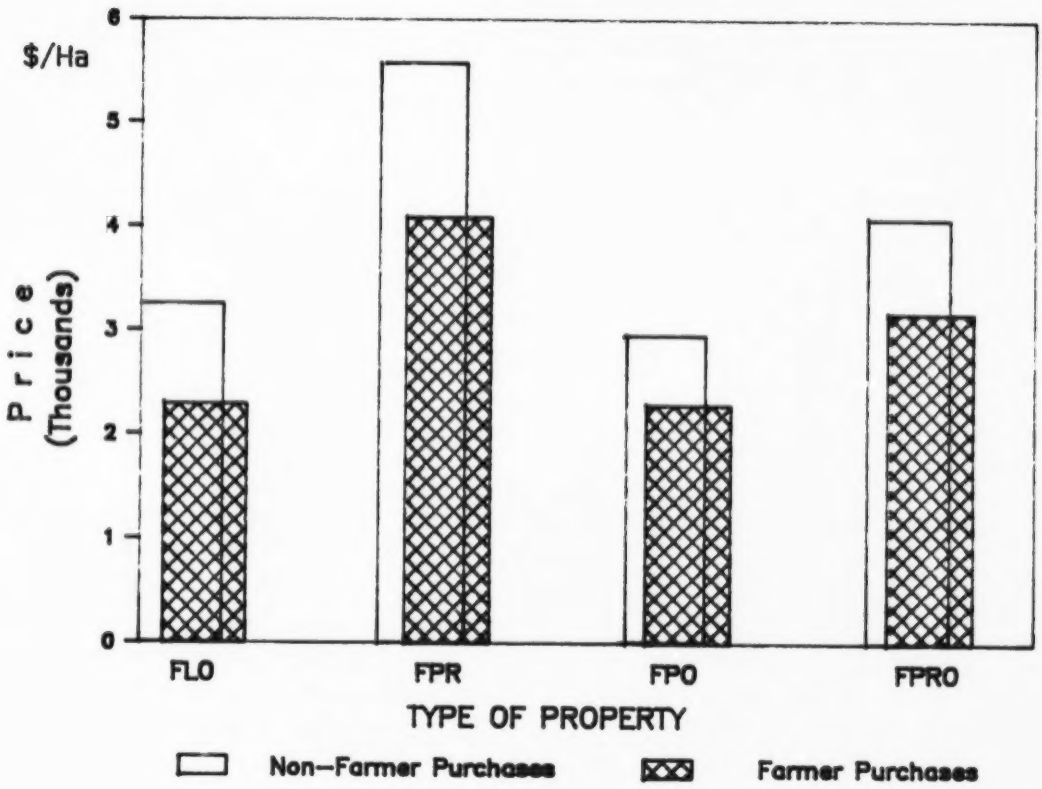

Figure 4 shows that the largest price difference paid between farmers and non-farmers occurred in Central Ontario. The five-year average price paid by non-farmers was $4,837/ha and for farmers the average price paid was $2,247/ha. Non-farmers paid higher prices per hectare in all regions except for Northern Ontario where farmers paid 16 percent more per hectare than did non-farmers.

In all regions except Central Ontario, the number of properties purchased by farmers was higher than the number purchased by non-farmers. For the province, the difference was not large as farmers accounted for 57 percent of purchases and non-farmers accounted for 43 percent of purchases.

The purchase of a farm property by a non-farmer does not necessarily mean that the land is taken out of agricultural production. A non-farmer is defined as a person whose primary occupation is other than farming. This group of buyers may have various intentions for the use of the land including part-time farming, hobby farming, as an investment with the land rented out for farming or eventually used for urban development.

Non-farmers tend to buy smaller properties than farmers - 27 ha for non-farmers and 34 ha for farmers. In 1984, 60 percent of the properties purchased by non-farmers were between 1-30 ha while 62 percent of properties purchased by farmers were between 20-50 ha.

Figure 5.--Average Land Price per Hectare Paid by Farmers and Non-farmers by Type of Property, Ontario, 1980-84




Analysis by type of property shows that farm properties with residence only (FPR) sold for the highest price over the five years recorded. Non-farmers paid an average of 36 percent more for these properties than did farmers. Non-farmer purchasers also paid more for farmland only (FLO) than did farmers. The average price they paid was 41 percent more than farmers paid (Figure 5).

The number of farm properties purchased by farmers has generally exceeded the number purchased by non-farmers except for those properties with residence only, the FPR category (Tables 4-7). A trend starting to develop, however, is a growing number of purchases by non-farmers (Table 3). This is most evident in the FPR category. The demand for these properties has been changing significantly. In 1980, non-farmers purchased 157 properties coded FPR and in 1984 they purchased 287 properties. This represents an increase of 83 percent. The purchase of properties in the FPR category by non-farmers has shown the greatest rate of increase, compared to other property categories. At the same time a trend in farmer purchases is not readily apparent.

Table 4.--Farmland Only Property Sales, Farmer and Non-farmer Purchases, by Region, Ontario, 1980-1984

| Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg. per Sale | | Price ($/ha) | | | | Avg. per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| **Eastern** | | | | | | | | | | | | |
| 1980 ... | 144 | 27.2 | 31,207 | 885 | 1,146 | 2,853 | 76 | 27.9 | 32,924 | 985 | 1,182 | 2,841 |
| 1981 ... | 138 | 30.0 | 35,177 | 882 | 1,174 | 1,939 | 88 | 30.7 | 36,014 | 975 | 1,174 | 2,774 |
| 1982 ... | 144 | 27.7 | 30,147 | 785 | 1,088 | 2,436 | 51 | 26.3 | 28,849 | 910 | 1,097 | 4,288 |
| 1983 ... | 129 | 32.3 | 31,470 | 977 | 974 | 1,140 | 92 | 24.4 | 35,003 | 1,205 | 1,435 | 6,633 |
| 1984 ... | 139 | 26.2 | 32,616 | 930 | 1,246 | 15,363 | 138 | 30.0 | 41,967 | 1,130 | 1,397 | 2,601 |
| **Central** | | | | | | | | | | | | |
| 1980 ... | 93 | 30.1 | 46,233 | 1,680 | 1,537 | 3,553 | 99 | 23.9 | 53,776 | 1,603 | 2,246 | 8,894 |
| 1981 ... | 78 | 31.9 | 53,553 | 1,780 | 1,678 | 3,364 | 102 | 28.3 | 87,495 | 2,085 | 3,087 | 7,529 |
| 1982 ... | 62 | 27.5 | 39,073 | 1,505 | 1,420 | 3,970 | 92 | 24.5 | 124,239 | 1,495 | 5,071 | 21,150 |
| 1983 ... | 65 | 29.1 | 39,117 | 1,310 | 1,344 | 10,366 | 115 | 28.2 | 92,560 | 2,030 | 3,282 | 10,881 |
| 1984 ... | 80 | 30.2 | 55,307 | 1,480 | 1,834 | 4,380 | 126 | 22.7 | 69,638 | 2,215 | 3,067 | 17,846 |
| **Western** | | | | | | | | | | | | |
| 1980 ... | 242 | 31.5 | 72,920 | 2,085 | 2,315 | 4,868 | 211 | 24.3 | 72,210 | 2,470 | 2,968 | 10,435 |
| 1981 ... | 229 | 32.7 | 71,786 | 2,240 | 2,193 | 13,688 | 239 | 21.9 | 107,726 | 3,078 | 4,910 | 18,929 |
| 1982 ... | 178 | 29.9 | 65,800 | 2,025 | 2,201 | 8,121 | 173 | 20.0 | 98,485 | 4,120 | 4,936 | 18,903 |
| 1983 ... | 172 | 31.7 | 74,648 | 1,790 | 2,352 | 11993 | 225 | 20.8 | 71,094 | 3,380 | 3,414 | 29,014 |
| 1984 ... | 216 | 30.6 | 57,387 | 1,690 | 1,877 | 30,153 | 217 | 20.2 | 110,738 | 3,043 | 5,477 | 30,965 |
| **Southern** | | | | | | | | | | | | |
| 1980 ... | 304 | 23.4 | 87,858 | 3,635 | 3,762 | 6,074 | 104 | 15.8 | 84,611 | 4,815 | 5,352 | 22,358 |
| 1981 ... | 365 | 24.9 | 110,296 | 4,288 | 4,428 | 10,720 | 125 | 16.4 | 73,803 | 5,500 | 4,509 | 16,944 |
| 1982 ... | 211 | 22.7 | 75,975 | 3,328 | 3,346 | 9,007 | 111 | 16.6 | 62,222 | 3,840 | 3,737 | 35,483 |
| 1983 ... | 280 | 24.2 | 79,643 | 3,260 | 3,294 | 7,008 | 139 | 16.4 | 73,495 | 4,050 | 4,473 | 14,068 |
| 1984 ... | 301 | 24.3 | 89,673 | 3,635 | 3,690 | 30,795 | 128 | 15.6 | 82,212 | 4,575 | 5,254 | 24,657 |
| **Northern** | | | | | | | | | | | | |
| 1980 ... | 24 | 42.9 | 17,339 | 265 | 404 | 536 | 25 | 45.4 | 22,108 | 377 | 487 | 644 |
| 1981 ... | 49 | 44.2 | 29,834 | 388 | 675 | 1,396 | 27 | 46.0 | 20,507 | 310 | 446 | 964 |
| 1982 ... | 23 | 40.4 | 18,770 | 340 | 465 | 1,179 | 23 | 44.2 | 22,974 | 418 | 520 | 2,613 |
| 1983 ... | 30 | 42.9 | 19,867 | 375 | 463 | 520 | 19 | 44.2 | 16,023 | 300 | 363 | 513 |
| 1984 ... | 37 | 40.7 | 18,967 | 393 | 466 | 570 | 14 | 34.6 | 17,197 | 525 | 497 | 615 |
| **Province** | | | | | | | | | | | | |
| 1980 ... | 807 | 27.8 | 66,376 | 2,170 | 2,384 | 5,061 | 515 | 24.1 | 62,939 | 2,167 | 2,614 | 12,834 |
| 1981 ... | 859 | 29.5 | 78,220 | 2,466 | 2,648 | 10,167 | 581 | 24.3 | 81,961 | 2,550 | 3,372 | 14,976 |
| 1982 ... | 618 | 27.1 | 56,535 | 1,822 | 2,087 | 7,132 | 450 | 22.0 | 83,054 | 2,195 | 3,771 | 23,289 |
| 1983 ... | 676 | 29.0 | 62,630 | 1,848 | 2,163 | 8,293 | 590 | 22.5 | 68,442 | 2,665 | 3,037 | 19,965 |
| 1984 ... | 773 | 27.8 | 63,451 | 1,944 | 2,284 | 25,838 | 623 | 22.3 | 79,229 | 2,471 | 3,556 | 22,988 |

Table 5.--Sales of Farm Properties with Residence(s) Only, Farmer and Non-farmer Purchases, by Region, Ontario, 1980 - 1984

| Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| **Eastern** | | | | | | | | | | | | |
| 1980 ... | 13 | 27.9 | 48,582 | 1,930 | 1,740 | 5,872 | 16 | 33.1 | 56,625 | 2,715 | 1,711 | 4,446 |
| 1981 ... | 7 | 18.6 | 28,214 | 1,100 | 1,513 | 38,251 | 25 | 36.4 | 62,393 | 1,840 | 1,714 | 29,406 |
| 1982 ... | 21 | 29.0 | 28,727 | 810 | 991 | 52,718 | 15 | 27.6 | 51,368 | 1,070 | 1,863 | 4,128 |
| 1983 ... | 14 | 29.6 | 42,336 | 1,615 | 1,432 | 2,217 | 31 | 22.4 | 56,853 | 2,400 | 2,542 | 10,082 |
| 1984 ... | 14 | 21.6 | 43,557 | 5,135 | 2,016 | 60,238 | 35 | 23.7 | 88,566 | 3,310 | 3,736 | 49,350 |
| **Central** | | | | | | | | | | | | |
| 1980 ... | 17 | 34.6 | 114,745 | 2,920 | 3,314 | 5,255 | 45 | 18.0 | 104,899 | 5,095 | 5,826 | 20,018 |
| 1981 ... | 12 | 21.9 | 99,292 | 3,485 | 4,543 | 15,134 | 39 | 20.6 | 189,061 | 7,830 | 9,162 | 14,464 |
| 1982 ... | 21 | 16.8 | 65,117 | 3,700 | 3,876 | 39,780 | 29 | 22.0 | 125,086 | 6,920 | 5,679 | 19,224 |
| 1983 ... | 17 | 21.6 | 100,735 | 2,820 | 4,660 | 8,583 | 59 | 20.4 | 114,537 | 5,600 | 5,620 | 18,140 |
| 1984 ... | 14 | 26.9 | 122,893 | 2,475 | 4,562 | 26,718 | 72 | 22.5 | 157,332 | 6,075 | 6,988 | 41,282 |
| **Western** | | | | | | | | | | | | |
| 1980 ... | 34 | 22.4 | 100,144 | 3,975 | 4,461 | 42,527 | 45 | 17.9 | 95,226 | 7,910 | 5,335 | 27,893 |
| 1981 ... | 38 | 27.0 | 106,324 | 3,320 | 3,939 | 83,316 | 65 | 20.0 | 128,380 | 6,110 | 6,417 | 19,151 |
| 1982 ... | 27 | 18.1 | 80,637 | 3,930 | 4,458 | 31,847 | 67 | 20.6 | 123,584 | 4,200 | 6,000 | 26,716 |
| 1983 ... | 35 | 24.8 | 100,204 | 2,810 | 4,048 | 43,478 | 76 | 19.4 | 111,857 | 7,905 | 5,770 | 43,706 |
| 1984 ... | 28 | 18.7 | 91,710 | 11,260 | 4,900 | 53,023 | 76 | 16.1 | 117,634 | 7,345 | 7,302 | 48,376 |
| **Southern** | | | | | | | | | | | | |
| 1980 ... | 64 | 18.8 | 110,558 | 4,785 | 5,873 | 14,108 | 42 | 9.7 | 114,409 | 12,355 | 11,740 | 29,751 |
| 1981 ... | 88 | 20.3 | 132,330 | 6,115 | 6,534 | 22,749 | 47 | 13.7 | 104,858 | 8,920 | 7,658 | 35,206 |
| 1982 ... | 64 | 17.5 | 92,884 | 4,940 | 5,313 | 91,294 | 56 | 11.8 | 102,446 | 11,080 | 8,652 | 52,664 |
| 1983 ... | 67 | 21.2 | 98,785 | 4,600 | 4,649 | 31,695 | 71 | 9.1 | 98,610 | 11,580 | 10,822 | 56,192 |
| 1984 ... | 93 | 18.9 | 114,387 | 5,565 | 6,052 | 69,562 | 93 | 11.6 | 105,966 | 9,885 | 9,164 | 69,508 |
| **Northern** | | | | | | | | | | | | |
| 1980 ... | 9 | 39.7 | 35,500 | 800 | 895 | 1,694 | 9 | 53.8 | 47,278 | 650 | 879 | 2,232 |
| 1981 ... | 19 | 46.7 | 38,010 | 740 | 814 | 1,146 | 11 | 44.5 | 35,136 | 1,020 | 790 | 644 |
| 1982 ... | 9 | 35.0 | 20,894 | 660 | 596 | 680 | 4 | 60.6 | 29,350 | 395 | 484 | 298 |
| 1983 ... | 5 | 47.6 | 14,000 | 230 | 294 | 1,614 | 11 | 35.0 | 28,791 | 630 | 823 | 2,665 |
| 1984 ... | 9 | 38.5 | 30,444 | 720 | 790 | 1,270 | 11 | 43.6 | 30,136 | 580 | 691 | 1,446 |
| **Province** | | | | | | | | | | | | |
| 1980 ... | 137 | 23.9 | 97,681 | 3,953 | 4,084 | 23,316 | 157 | 19.3 | 96,449 | 5,910 | 4,987 | 24,447 |
| 1981 ... | 164 | 24.9 | 108,515 | 4,420 | 4,353 | 43,939 | 187 | 22.2 | 120,817 | 5,668 | 5,447 | 24,586 |
| 1982 ... | 142 | 20.3 | 72,398 | 3,703 | 3,565 | 67,349 | 171 | 19.5 | 108,378 | 5,695 | 5,552 | 35,360 |
| 1983 ... | 138 | 24.0 | 90,586 | 3,565 | 3,777 | 31,073 | 248 | 17.7 | 98,142 | 6,935 | 5,531 | 39,829 |
| 1984 ... | 158 | 20.9 | 100,064 | 4,895 | 4,779 | 89,855 | 287 | 18.2 | 116,914 | 6,965 | 6,415 | 53,802 |

Table 6.--Sales of Farm Properties with Outbuilding(s) Only, Farmer and Non-farmer Purchases, By Region, Ontario, 1980 - 1984

| Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| **Eastern** | | | | | | | | | | | | |
| 1980 ... | 78 | 40.5 | 35,804 | 795 | 884 | 945 | 44 | 35.0 | 44,123 | 1,065 | 1,262 | 13,001 |
| 1981 ... | 73 | 36.5 | 41,983 | 1,090 | 1,149 | 28,467 | 41 | 31.2 | 42,031 | 1,260 | 1,347 | 2,618 |
| 1982 ... | 43 | 31.0 | 53,933 | 880 | 1,737 | 22,813 | 32 | 26.3 | 44,427 | 1,265 | 1,687 | 3,398 |
| 1983 ... | 61 | 39.1 | 49,682 | 1,030 | 1,272 | 22,264 | 53 | 33.7 | 49,752 | 1,310 | 1,478 | 3,966 |
| 1984 ... | 72 | 35.7 | 39,850 | 905 | 1,116 | 3,410 | 45 | 31.1 | 42,628 | 1,420 | 1,372 | 1,900 |
| **Central** | | | | | | | | | | | | |
| 1980 ... | 41 | 31.8 | 55,516 | 1,740 | 1,747 | 4,015 | 31 | 36.1 | 58,070 | 1,550 | 1,609 | 15,333 |
| 1981 ... | 39 | 38.9 | 84,356 | 1,563 | 2,168 | 3,737 | 38 | 29.7 | 63,307 | 1,765 | 2,135 | 8,678 |
| 1982 ... | 31 | 32.5 | 37,618 | 1,050 | 1,156 | 4,458 | 19 | 29.3 | 375,771 | 3,800 | 12,818 | 29,452 |
| 1983 ... | 21 | 36.3 | 88,707 | 2,130 | 2,446 | 7,431 | 35 | 27.7 | 71,196 | 2,218 | 2,572 | 5,041 |
| 1984 ... | 39 | 41.4 | 66,116 | 1,350 | 1,596 | 6,684 | 40 | 26.5 | 122,100 | 2,525 | 4,609 | 9,199 |
| **Western** | | | | | | | | | | | | |
| 1980 ... | 83 | 39.8 | 73,977 | 1,330 | 1,860 | 7,975 | 49 | 27.5 | 61,295 | 1,970 | 2,228 | 5,051 |
| 1981 ... | 91 | 34.9 | 92,984 | 2,330 | 2,664 | 5,366 | 64 | 38.1 | 122,423 | 2,205 | 3,210 | 8,116 |
| 1982 ... | 69 | 36.5 | 82,297 | 1,890 | 2,257 | 16,065 | 31 | 32.7 | 96,290 | 2,050 | 2,945 | 56,112 |
| 1983 ... | 79 | 36.7 | 58,843 | 1,410 | 1,603 | 6,539 | 60 | 31.9 | 77,888 | 2,090 | 2,443 | 11,741 |
| 1984 ... | 79 | 36.1 | 87,541 | 1,680 | 2,428 | 22,701 | 53 | 32.3 | 72,452 | 2,010 | 2,245 | 23,485 |
| **Southern** | | | | | | | | | | | | |
| 1980 ... | 90 | 30.0 | 135,806 | 4,075 | 4,523 | 13,978 | 29 | 17.8 | 127,676 | 6,520 | 7,191 | 15,334 |
| 1981 ... | 93 | 28.9 | 133,574 | 4,420 | 4,629 | 10,498 | 40 | 20.2 | 86,017 | 4,395 | 4,254 | 9,574 |
| 1982 ... | 79 | 24.3 | 106,663 | 3,938 | 4,395 | 22,177 | 26 | 16.4 | 85,288 | 5,125 | 5,205 | 49,856 |
| 1983 ... | 94 | 30.2 | 120,196 | 3,415 | 3,985 | 17,400 | 35 | 18.7 | 141,568 | 6,540 | 7,587 | 24,379 |
| 1984 ... | 91 | 28.9 | 97,201 | 3,460 | 3,358 | 10,692 | 41 | 15.9 | 98,306 | 5,830 | 6,194 | 13,799 |
| **Northern** | | | | | | | | | | | | |
| 1980 ... | 9 | 47.8 | 28,111 | 560 | 589 | 767 | 4 | 52.2 | 23,000 | 355 | 440 | 295 |
| 1981 ... | 14 | 52.5 | 34,422 | 615 | 655 | 678 | 8 | 48.3 | 14,566 | 285 | 302 | 84 |
| 1982 ... | 15 | 45.4 | 30,407 | 500 | 670 | 1,176 | 5 | 65.5 | 28,800 | 470 | 440 | 839 |
| 1983 ... | 12 | 46.9 | 36,591 | 625 | 780 | 1,552 | 4 | 32.8 | 20,000 | 505 | 610 | 56 |
| 1984 ... | 10 | 46.8 | 34,300 | 515 | 733 | 710 | 8 | 38.8 | 24,802 | 615 | 639 | 1,973 |
| **Province** | | | | | | | | | | | | |
| 1980 ... | 301 | 36.3 | 78,692 | 1,710 | 2,174 | 8,985 | 157 | 30.1 | 67,132 | 1,760 | 2,229 | 12,206 |
| 1981 ... | 310 | 34.8 | 89,421 | 2,035 | 2,571 | 15,316 | 191 | 31.6 | 81,263 | 2,020 | 2,569 | 7,663 |
| 1982 ... | 237 | 31.5 | 76,145 | 1,900 | 2,420 | 18,302 | 113 | 28.0 | 123,078 | 2,480 | 4,392 | 39,481 |
| 1983 ... | 267 | 35.4 | 79,699 | 1,853 | 2,254 | 15,382 | 187 | 29.1 | 79,341 | 2,110 | 2,722 | 12,985 |
| 1984 ... | 291 | 34.8 | 74,061 | 1,608 | 2,126 | 13,568 | 187 | 27.4 | 79,525 | 2,430 | 2,899 | 14,845 |

Table 7.--Sales of Farm Properties with Residence(s) and Outbuilding(s), Farmer and Non-farmer Purchases, by Region, Ontario, 1980-1984

| Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales No. | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| **Eastern** | | | | | | | | | | | | |
| 1980 ... | 219 | 40.9 | 67,268 | 1,560 | 1,645 | 4,198 | 201 | 33.8 | 65,786 | 1,846 | 1,949 | 6,448 |
| 1981 ... | 164 | 44.2 | 77,772 | 1,620 | 1,758 | 2,589 | 178 | 39.6 | 67,886 | 1,825 | 1,716 | 2,823 |
| 1982 ... | 188 | 43.6 | 67,706 | 1,355 | 1,554 | 2,245 | 192 | 36.5 | 67,040 | 1,855 | 1,835 | 4,920 |
| 1983 ... | 163 | 42.8 | 64,267 | 1,590 | 1,503 | 2,526 | 262 | 30.8 | 70,556 | 2,223 | 2,290 | 4,197 |
| 1984 ... | 145 | 47.3 | 93,297 | 1,660 | 1,972 | 3,047 | 272 | 34.6 | 80,298 | 2,175 | 2,319 | 15,281 |
| **Central** | | | | | | | | | | | | |
| 1980 ... | 215 | 41.4 | 113,763 | 2,470 | 2,750 | 9,240 | 238 | 34.0 | 132,877 | 2,885 | 3,908 | 8,812 |
| 1981 ... | 205 | 42.9 | 108,276 | 2,469 | 2,524 | 6,947 | 281 | 32.0 | 237,442 | 3,700 | 7,426 | 25,281 |
| 1982 ... | 140 | 38.4 | 87,168 | 2,405 | 2,269 | 8,536 | 181 | 30.6 | 172,068 | 3,178 | 5,625 | 17,752 |
| 1983 ... | 171 | 44.0 | 96,392 | 2,020 | 2,188 | 12,385 | 319 | 30.4 | 142,053 | 3,280 | 4,670 | 11,943 |
| 1984 ... | 161 | 43.9 | 108,722 | 2,350 | 2,477 | 8,639 | 272 | 32.5 | 131,449 | 2,945 | 4,050 | 12,623 |
| **Western** | | | | | | | | | | | | |
| 1980 ... | 594 | 40.0 | 120,710 | 2,714 | 3,015 | 22,637 | 430 | 33.2 | 125,828 | 3,358 | 3,786 | 12,985 |
| 1981 ... | 642 | 40.7 | 134,336 | 3,077 | 3,297 | 14,838 | 440 | 34.1 | 153,247 | 3,450 | 4,497 | 22,357 |
| 1982 ... | 456 | 39.9 | 112,675 | 2,825 | 2,826 | 11,686 | 334 | 34.1 | 130,854 | 2,960 | 3,841 | 13,103 |
| 1983 ... | 515 | 41.5 | 131,460 | 2,628 | 2,929 | 4,818 | 423 | 31.9 | 127,202 | 3,214 | 3,590 | 18,191 |
| 1984 ... | 590 | 40.9 | 116,638 | 2,630 | 2,851 | 14,625 | 411 | 31.4 | 157,783 | 3,285 | 5,030 | 23,441 |
| **Southern** | | | | | | | | | | | | |
| 1980 ... | 648 | 31.7 | 148,715 | 4,690 | 4,698 | 13,018 | 188 | 17.2 | 108,013 | 7,985 | 6,281 | 27,321 |
| 1981 ... | 771 | 32.0 | 163,436 | 5,360 | 5,110 | 11,963 | 271 | 22.1 | 149,065 | 6,918 | 6,757 | 20,527 |
| 1982 ... | 494 | 30.4 | 141,373 | 4,845 | 4,650 | 14,303 | 202 | 19.4 | 105,341 | 6,265 | 5,442 | 25,829 |
| 1983 ... | 617 | 29.7 | 127,839 | 4,270 | 4,302 | 14,805 | 302 | 17.6 | 113,199 | 7,525 | 6,415 | 115,636 |
| 1984 ... | 623 | 31.3 | 136,445 | 4,323 | 4,360 | 17,060 | 320 | 17.3 | 114,238 | 7,425 | 6,605 | 28,168 |
| **Northern** | | | | | | | | | | | | |
| 1980 ... | 55 | 53.8 | 43,007 | 758 | 799 | 4,402 | 27 | 56.8 | 43,080 | 640 | 758 | 647 |
| 1981 ... | 53 | 56.1 | 51,852 | 810 | 925 | 1,429 | 26 | 51.8 | 46,942 | 855 | 906 | 1,217 |
| 1982 ... | 47 | 51.0 | 44,369 | 770 | 870 | 746 | 16 | 42.7 | 31,370 | 845 | 735 | 925 |
| 1983 ... | 48 | 52.1 | 47,648 | 825 | 914 | 1,268 | 32 | 52.7 | 50,035 | 770 | 950 | 1,193 |
| 1984 ... | 54 | 49.5 | 73,227 | 875 | 1,478 | 4,726 | 43 | 42.5 | 48,235 | 1,010 | 1,135 | 2,067 |
| **Province** | | | | | | | | | | | | |
| 1980 ... | 1,731 | 37.6 | 121,101 | 3,030 | 3,220 | 15,962 | 1,084 | 31.3 | 111,092 | 3,125 | 3,548 | 14,979 |
| 1981 ... | 1,835 | 38.1 | 136,214 | 3,470 | 3,579 | 12,084 | 1,196 | 32.1 | 157,066 | 3,563 | 4,899 | 20,820 |
| 1982 ... | 1,325 | 37.1 | 111,876 | 2,950 | 3,015 | 11,581 | 925 | 30.8 | 118,380 | 3,010 | 3,839 | 16,654 |
| 1983 ... | 1,514 | 37.4 | 112,731 | 2,858 | 3,010 | 10,831 | 1,338 | 28.6 | 114,645 | 3,455 | 4,008 | 56,185 |
| 1984 ... | 1,573 | 38.3 | 120,031 | 2,998 | 3,134 | 14,364 | 1,318 | 29.2 | 122,211 | 3,360 | 4,183 | 21,207 |

## Type of Enterprise

For assessment purposes, farm outbuildings are generally grouped together and assigned a structure code that designates the predominant type of enterprise for which those outbuildings are used. This section includes a discussion of sales of farm properties with residence and outbuildings (FPRO) for seven types of farm enterprises:

1. Mixed or livestock,
2. Field crops,
3. Dairy,
4. Tobacco,
5. Vegetable,
6. Orchard or vineyard, and
7. Nursery or greenhouse.

Sales of these properties are summarized in Tables 8-14. Some observations on these tables are:

1. The number and average price per hectare of mixed or livestock farms has shown no obvious trend over the five years from 1980 to 1984 (Table 8).

2. The number of field crop property sales has declined by 20 percent and the mean price per hectare has declined slightly. The largest price declines have occurred in Central Ontario (Table 9).

3. The number of dairy farm property sales has remained constant. Mean prices have shown no trend up or down (Table 10).

4. The number and price of tobacco property purchases has remained fairly constant from 1980 to 1984. Numbers reached a low in 1982 and prices bottomed in 1983 (Table 11).

5. The price of vegetable farm properties has dropped by 80 percent between 1980 and 1984. The numbers of sales has dropped as well (Table 12).

6. Orchard and vineyard properties have generally risen in price but the number of transactions has increased only marginally (Table 13).

7. Nursery and greenhouse properties have generally declined in price since 1980 and the number of purchases has varied greatly during the period (Table 14).

## Class 1 and 2 Soils

Table 15 contains a summary of the amount of class 1 and 2 land on farmland only properties purchased by farmers and non-farmers in 1984. Fifty-five percent of the properties purchased by farmers had 75 percent or more of the land classed as 1 or 2. Forty-four percent of properties purchased by non-farmers had 75 percent or more classed as 1 or 2.

Table 8.--Mixed or Livestock Farm Property Sales, All Sales Codes, by Region, Ontario, 1980-1984

| Region | Number of Sales | Area Sold (ha) | Sales Value ($'000) | Average per Sale: Area (ha) | Average per Sale: Value ($) | Price ($/ha): Median | Price ($/ha): Mean | Price ($/ha): Std. Dev. |
|---|---|---|---|---|---|---|---|---|
| **Eastern** | | | | | | | | |
| 1980 ..... | 248 | 9 289 | 15,428 | 37.5 | 62,209 | 1,728 | 1,661 | 4,356 |
| 1981 ..... | 203 | 8 307 | 14,321 | 40.9 | 70,548 | 1,800 | 1,724 | 3,302 |
| 1982 ..... | 246 | 10 172 | 14,914 | 41.4 | 60,625 | 1,375 | 1,466 | 4,325 |
| 1983 ..... | 260 | 9 201 | 16,788 | 35.4 | 64,570 | 1,975 | 1,825 | 4,990 |
| 1984 ..... | 230 | 8 835 | 18,726 | 38.4 | 81,417 | 1,815 | 2,119 | 13,673 |
| **Central** | | | | | | | | |
| 1980 ..... | 367 | 13 250 | 47,555 | 36.1 | 129,577 | 2,568 | 3,589 | 9,529 |
| 1981 ..... | 358 | 12 945 | 40,161 | 36.2 | 112,180 | 2,590 | 3,103 | 10,732 |
| 1982 ..... | 255 | 8 687 | 25,819 | 34.1 | 101,252 | 2,310 | 2,972 | 10,593 |
| 1983 ..... | 377 | 13 233 | 38,618 | 35.1 | 102,435 | 2,408 | 2,918 | 10,730 |
| 1984 ..... | 368 | 13 976 | 48,293 | 38.0 | 131,230 | 2,572 | 3,455 | 10,621 |
| **Western** | | | | | | | | |
| 1980 ..... | 728 | 27 154 | 84,298 | 37.3 | 115,794 | 2,745 | 3,104 | 11,362 |
| 1981 ..... | 740 | 27 092 | 115,077 | 36.6 | 155,510 | 3,084 | 4,248 | 22,103 |
| 1982 ..... | 533 | 19 169 | 61,041 | 36.0 | 114,523 | 2,810 | 3,184 | 14,557 |
| 1983 ..... | 609 | 22 307 | 80,512 | 36.6 | 132,204 | 2,763 | 3,609 | 14,416 |
| 1984 ..... | 696 | 26 203 | 97,785 | 37.6 | 140,495 | 2,710 | 3,732 | 20,504 |
| **Southern** | | | | | | | | |
| 1980 ..... | 249 | 6 017 | 32,681 | 24.2 | 131,247 | 5,743 | 5,431 | 22,783 |
| 1981 ..... | 334 | 8 444 | 49,456 | 25.3 | 148,072 | 5,815 | 5,857 | 15,880 |
| 1982 ..... | 221 | 5 577 | 30,151 | 25.2 | 136,432 | 5,260 | 5,407 | 27,093 |
| 1983 ..... | 273 | 6 533 | 33,815 | 23.9 | 123,863 | 5,130 | 5,176 | 27,020 |
| 1984 ..... | 272 | 6 465 | 34,961 | 23.8 | 128,533 | 5,355 | 5,408 | 30,086 |
| **Northern** | | | | | | | | |
| 1980 ..... | 74 | 3 916 | 3,137 | 52.9 | 42,396 | 760 | 801 | 3,802 |
| 1981 ..... | 71 | 3 786 | 3,344 | 53.3 | 47,092 | 818 | 883 | 1,081 |
| 1982 ..... | 63 | 3 027 | 2,506 | 48.0 | 39,780 | 803 | 828 | 834 |
| 1983 ..... | 63 | 3 289 | 2,974 | 52.2 | 47,203 | 810 | 904 | 4,545 |
| 1984 ..... | 69 | 3 069 | 4,008 | 44.5 | 58,083 | 918 | 1,306 | 4,411 |
| **Province** | | | | | | | | |
| 1980 ..... | 1,666 | 59 626 | 183,098 | 35.8 | 109,903 | 2,678 | 3,071 | 12,632 |
| 1981 ..... | 1,706 | 60 575 | 222,359 | 35.5 | 130,339 | 3,000 | 3,671 | 17,027 |
| 1982 ..... | 1,318 | 46 632 | 134,431 | 35.4 | 101,996 | 2,475 | 2,883 | 15,369 |
| 1983 ..... | 1,582 | 54 564 | 172,707 | 34.5 | 109,170 | 2,660 | 3,165 | 15,493 |
| 1984 ..... | 1,635 | 58 548 | 203,772 | 35.8 | 124,631 | 2,745 | 3,480 | 19,580 |

Table 9.--Field Crop Farm Property Sales, All Sales Codes, by Region, Ontario, 1980-1984

| Region | Number of Sales | Area Sold (ha) | Sales Value ($'000) | Average per Sale: Area (ha) | Average per Sale: Value ($) | Price ($/ha): Median | Price ($/ha): Mean | Price ($/ha): Std. Dev. |
|---|---|---|---|---|---|---|---|---|
| **Eastern** | | | | | | | | |
| 1980 ..... | 76 | 2 349 | 4,240 | 30.9 | 55,795 | 1,815 | 1,805 | 2,226 |
| 1981 ..... | 53 | 1 631 | 2,656 | 30.8 | 50,121 | 1,400 | 1,629 | 4,122 |
| 1982 ..... | 58 | 1,828 | 3,459 | 31.5 | 59,644 | 1,895 | 1,893 | 2,856 |
| 1983 ..... | 60 | 1 869 | 3,712 | 31.2 | 61,865 | 1,975 | 1,986 | 5,265 |
| 1984 ..... | 69 | 2 418 | 5,157 | 35.0 | 74,744 | 2,180 | 2,132 | 4,641 |
| **Central** | | | | | | | | |
| 1980 ..... | 45 | 1 477 | 15,281 | 32.8 | 339,569 | 6,100 | 10,347 | 14,712 |
| 1981 ..... | 69 | 2 423 | 44,178 | 35.1 | 640,259 | 7,240 | 18,231 | 31,806 |
| 1982 ..... | 42 | 1 244 | 14,366 | 29.6 | 342,056 | 4,625 | 11,550 | 27,393 |
| 1983 ..... | 54 | 1 492 | 11,185 | 27.6 | 207,121 | 6,595 | 7,495 | 14,214 |
| 1984 ..... | 34 | 1 131 | 8,593 | 33.3 | 252,729 | 3,165 | 7,597 | 17,108 |
| **Western** | | | | | | | | |
| 1980 ..... | 225 | 7 884 | 25,954 | 35.0 | 115,353 | 3,190 | 3,292 | 5,025 |
| 1981 ..... | 234 | 9 141 | 29,478 | 39.1 | 125,973 | 3,242 | 3,225 | 9,668 |
| 1982 ..... | 185 | 6 870 | 20,437 | 37.1 | 110,469 | 2,900 | 2,975 | 5,258 |
| 1983 ..... | 210 | 7 402 | 23,168 | 35.2 | 110,325 | 2,963 | 3,130 | 6,307 |
| 1984 ..... | 184 | 6 151 | 18,904 | 33.4 | 102,740 | 3,045 | 3,073 | 7,535 |
| **Southern** | | | | | | | | |
| 1980 ..... | 569 | 16 178 | 70,757 | 28.4 | 124,353 | 4,500 | 4,374 | 9,950 |
| 1981 ..... | 517 | 15 528 | 79,670 | 30.0 | 154,101 | 4,978 | 5,131 | 8,253 |
| 1982 ..... | 335 | 9 341 | 35,679 | 27.9 | 106,505 | 4,201 | 3,820 | 5,256 |
| 1983 ..... | 427 | 11 823 | 46,417 | 27.7 | 108,704 | 4,198 | 3,926 | 7,025 |
| 1984 ..... | 444 | 12 177 | 51,479 | 27.4 | 115,944 | 4,530 | 4,227 | 7,539 |
| **Northern** | | | | | | | | |
| 1980 ..... | 3 | 192 | 178 | 63.9 | 59,234 | 1,190 | 928 | 739 |
| 1981 ..... | - | - | - | - | - | - | - | - |
| 1982 ..... | - | - | - | - | - | - | - | - |
| 1983 ..... | - | - | - | - | - | - | - | - |
| 1984 ..... | 3 | 215 | 185 | 71.7 | 61,667 | 860 | 860 | 600 |
| **Province** | | | | | | | | |
| 1980 ..... | 918 | 28 080 | 116,410 | 30.6 | 126,808 | 3,740 | 4,146 | 9,008 |
| 1981 ..... | 874 | 28 788 | 156,017 | 32.9 | 178,510 | 4,290 | 5,420 | 12,665 |
| 1982 ..... | 621 | 19 345 | 73,965 | 31.2 | 119,106 | 3,473 | 3,823 | 8,872 |
| 1983 ..... | 752 | 22 651 | 84,531 | 30.1 | 112,408 | 3,772 | 3,732 | 7,577 |
| 1984..... | 734 | 22 093 | 84,318 | 30.1 | 114,875 | 3,700 | 3,816 | 8,088 |

"-" indicates one or no sales. Single sales are included in provincial figures.

Table 10.--Dairy Farm Property Sales, All Sales Codes, by Region, Ontario, 1980-1984

| Region | Number of Sales | Area Sold (ha) | Sales Value ($'000) | Average per Sale | | Price ($/ha) | | |
|---|---|---|---|---|---|---|---|---|
| | | | | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| **Eastern** | | | | | | | | |
| 1980 ..... | 114 | 9 447 | 8,796 | 43.4 | 77,159 | 1,728 | 1,778 | 2,102 |
| 1981 ..... | 98 | 4 469 | 8,627 | 45.6 | 88,032 | 1,725 | 1,930 | 2,010 |
| 1982 ..... | 114 | 4 956 | 8,850 | 43.5 | 77,628 | 1,605 | 1,786 | 10,044 |
| 1983 ..... | 103 | 4 016 | 7,795 | 39.0 | 75,675 | 1,910 | 1,941 | 3,169 |
| 1984 ..... | 117 | 5 070 | 10,769 | 43.3 | 92,045 | 2,120 | 2,124 | 13,257 |
| **Central** | | | | | | | | |
| 1980 ..... | 63 | 3 097 | 10,246 | 49.2 | 162,640 | 2,590 | 3,308 | 6,301 |
| 1981 ..... | 56 | 2,430 | 14,703 | 43.4 | 262,547 | 2,925 | 6,051 | 12,371 |
| 1982 ..... | 39 | 1 526 | 4,282 | 39.1 | 109,804 | 2,638 | 2,807 | 5,733 |
| 1983 ..... | 47 | 2,287 | 10,439 | 48.7 | 222,099 | 2,360 | 4,565 | 12,147 |
| 1984 ..... | 35 | 1 337 | 7,036 | 38.2 | 201,019 | 2,340 | 5,262 | 18,351 |
| **Western** | | | | | | | | |
| 1980 ..... | 91 | 4 083 | 16,007 | 44.9 | 175,897 | 2,708 | 3,920 | 7,612 |
| 1981 ..... | 118 | 5 521 | 22,042 | 46.8 | 186,798 | 3,205 | 3,993 | 6,021 |
| 1982 ..... | 91 | 4 020 | 14,190 | 44.2 | 155,932 | 3,078 | 3,530 | 4,079 |
| 1983 ..... | 117 | 5 443 | 15,876 | 46.5 | 135,690 | 2,600 | 2,916 | 4,824 |
| 1984 ..... | 113 | 4 761 | 16,336 | 42.1 | 144,566 | 2,850 | 3,432 | 6,536 |
| **Southern** | | | | | | | | |
| 1980 ..... | 83 | 3 334 | 11,844 | 40.2 | 142,699 | 3,703 | 3,552 | 7,476 |
| 1981 ..... | 103 | 4 426 | 19,237 | 43.0 | 186,763 | 4,280 | 4,346 | 2,808 |
| 1982 ..... | 68 | 2 646 | 9,113 | 38.9 | 134,017 | 3,225 | 3,444 | 4,221 |
| 1983 ..... | 90 | 3 091 | 11,961 | 34.3 | 132,896 | 3,905 | 3,870 | 6,558 |
| 1984 ..... | 94 | 3 316 | 11,863 | 35.3 | 126,207 | 3,805 | 3,578 | 6,194 |
| **Northern** | | | | | | | | |
| 1980 ..... | 17 | 1 036 | 816 | 60.9 | 48,000 | 690 | 788 | 912 |
| 1981 ..... | 10 | 626 | 649 | 62.6 | 64,863 | 805 | 1,037 | 886 |
| 1982 ..... | 11 | 542 | 607 | 49.3 | 55,178 | 770 | 1,120 | 1,059 |
| 1983 ..... | 11 | 563 | 765 | 51.1 | 69,591 | 1,050 | 1,361 | 1,209 |
| 1984 ..... | 9 | 389 | 608 | 43.2 | 67,511 | 1,480 | 1,562 | 1,412 |
| **Province** | | | | | | | | |
| 1980 ..... | 368 | 16 497 | 47,709 | 44.8 | 129,644 | 2,292 | 2,892 | 5,997 |
| 1981 ..... | 385 | 17 471 | 65,257 | 45.4 | 169,499 | 2,943 | 3,735 | 6,196 |
| 1982 ..... | 323 | 13 690 | 37,042 | 42.4 | 114,681 | 2,410 | 2,706 | 6,963 |
| 1983 ..... | 368 | 15 399 | 46,835 | 41.8 | 127,269 | 2 515 | 3,041 | 6,325 |
| 1984 ..... | 368 | 14 872 | 46,612 | 40.4 | 126,663 | 2,715 | 3,134 | 10,524 |

Table 11.--Tobacco Farm Property Sales, All Sales Codes, by Region, Ontario, 1980-1984

| Region | Number of Sales | Area Sold (ha) | Sales Value ($'000) | Average per Sale: Area (ha) | Average per Sale: Value ($) | Price ($/ha): Median | Price ($/ha): Mean | Price ($/ha): Std. Dev. |
|---|---|---|---|---|---|---|---|---|
| **Eastern** | | | | | | | | |
| 1980 ..... | - | - | - | - | - | - | - | - |
| 1981 ..... | - | - | - | - | - | - | - | - |
| 1982 ..... | - | - | - | - | - | - | - | - |
| 1983 ..... | - | - | - | - | - | - | - | - |
| 1984 ..... | - | - | - | - | - | - | - | - |
| **Central** | | | | | | | | |
| 1980 ..... | - | - | - | - | - | - | - | - |
| 1981 ..... | 4 | 342 | 792 | 85.6 | 197,952 | 2,535 | 2,312 | 533 |
| 1982 ..... | - | - | - | - | - | - | - | - |
| 1983 ..... | - | - | - | - | - | - | - | - |
| 1984 ..... | 4 | 103 | 237 | 25.7 | 59,178 | 1,315 | 2,301 | 2,662 |
| **Western** | | | | | | | | |
| 1980 ..... | 2 | 57 | 121 | 28.7 | 60,725 | 1,185 | 2,113 | 3,240 |
| 1981 ..... | 4 | 132 | 688 | 33.1 | 171,964 | 2,645 | 5,193 | 64,326 |
| 1982 ..... | 3 | 118 | 258 | 39.2 | 86,151 | 1,730 | 2,195 | 8,034 |
| 1983 ..... | 7 | 368 | 602 | 52.5 | 85,971 | 1,990 | 1,637 | 3,099 |
| 1984 ..... | - | - | | - | - | - | - | - |
| **Southern** | | | | | | | | |
| 1980 ..... | 69 | 2 786 | 13,541 | 40.4 | 196,244 | 4,638 | 4,861 | 4,521 |
| 1981 ..... | 51 | 2 087 | 11,486 | 40.9 | 225,221 | 6,160 | 5,504 | 9,659 |
| 1982 ..... | 47 | 1 900 | 9,845 | 40.4 | 209,462 | 4,850 | 5,182 | 2,902 |
| 1983 ..... | 59 | 1 942 | 8,477 | 32.9 | 143,670 | 4,320 | 4,365 | 6,077 |
| 1984 ..... | 65 | 2 714 | 12,689 | 41.8 | 195,214 | 4,390 | 4,676 | 28,322 |
| **Northern** | | | | | | | | |
| 1980 ..... | - | - | - | - | - | - | - | - |
| 1981 ..... | - | - | - | - | - | - | - | - |
| 1982 ..... | - | - | - | - | - | - | - | - |
| 1983 ..... | - | - | - | - | - | - | - | - |
| 1984 ..... | - | - | - | - | - | - | - | - |
| **Province** | | | | | | | | |
| 1980 ..... | 72 | 2 910 | 13,672 | 40.4 | 189,893 | 4,500 | 4,698 | 4,520 |
| 1981 ..... | 59 | 2,562 | 12,966 | 43.4 | 219,761 | 5,720 | 5,061 | 17,242 |
| 1982 ..... | 51 | 2 053 | 10,108 | 40.3 | 198,197 | 4,450 | 4,924 | 3,336 |
| 1983 ..... | 67 | 2 357 | 9,089 | 35.2 | 135,662 | 3,830 | 3,857 | 5,962 |
| 1984 ..... | 71 | 2 918 | 13,156 | 41.1 | 185,290 | 4,200 | 4,508 | 27,092 |

"-" indicates one or no sales. Single sales are included in provincial figures.

Table 12.--Vegetable Farm Property Sales, All Sales Codes, by Region, Ontario, 1980-1984

| Region | Number of Sales | Area Sold (ha) | Sales Value ($'000) | Average per Sale: Area (ha) | Average per Sale: Value ($) | Price ($/ha): Median | Price ($/ha): Mean | Price ($/ha): Std. Dev. |
|---|---|---|---|---|---|---|---|---|
| **Eastern** | | | | | | | | |
| 1980 ..... | 2 | 33 | 109 | 16.5 | 54,250 | 2,815 | 3,278 | 2,592 |
| 1981 ..... | - | - | - | - | - | - | - | - |
| 1982 ..... | - | - | - | - | - | - | - | - |
| 1983 ..... | - | - | - | - | - | - | - | - |
| 1984 ..... | - | - | - | - | - | - | - | - |
| **Central** | | | | | | | | |
| 1980 ..... | 8 | 153 | 5,056 | 19.1 | 632,046 | 25,645 | 33,031 | 45,570 |
| 1981 ..... | 9 | 187 | 3,540 | 20.8 | 393,372 | 28,460 | 18,906 | 89,436 |
| 1982 ..... | 8 | 125 | 1,092 | 15.6 | 136,518 | 7,625 | 8,754 | 17,255 |
| 1983 ..... | 4 | 134 | 434 | 33.4 | 108,556 | 1,385 | 3,250 | 26,497 |
| 1984 ..... | 3 | 59 | 356 | 19.6 | 118,667 | 12,490 | 6,044 | 36,550 |
| **Western** | | | | | | | | |
| 1980 ..... | 8 | 147 | 1,114 | 18.4 | 139,225 | 7,925 | 7,572 | 18,893 |
| 1981 ..... | 5 | 122 | 1,110 | 24.4 | 222,000 | 10,240 | 9,116 | 18,458 |
| 1982 ..... | 2 | 18 | 180 | 8.8 | 89,750 | 6,765 | 10,193 | 25,043 |
| 1983 ..... | 5 | 49 | 569 | 9.8 | 113,900 | 10,060 | 11,613 | 23,158 |
| 1984 ..... | 2 | 5 | 127 | 2.4 | 63,500 | 23,265 | 26,681 | - |
| **Southern** | | | | | | | | |
| 1980 ..... | 8 | 81 | 1,010 | 10.1 | 126,300 | 16,945 | 12,527 | 14,301 |
| 1981 ..... | 10 | 131 | 930 | 13.1 | 93,000 | 11,235 | 7,073 | 15,953 |
| 1982 ..... | 8 | 152 | 1,576 | 19.0 | 196,985 | 9,695 | 10,360 | 1,883 |
| 1983 ..... | 12 | 140 | 1,143 | 11.6 | 95,225 | 12,145 | 8,184 | 14,707 |
| 1984 ..... | 4 | 104 | 446 | 25.9 | 111,600 | 4,185 | 4,304 | 4,207 |
| **Northern** | | | | | | | | |
| 1980 ..... | - | - | - | - | - | - | - | - |
| 1981 ..... | - | - | - | - | - | - | - | - |
| 1982 ..... | - | - | - | - | - | - | - | - |
| 1983 ..... | - | - | - | - | - | - | - | - |
| 1984 ..... | 2 | 105 | 152 | 52.4 | 76,000 | 805 | 1,450 | 1,599 |
| **Province** | | | | | | | | |
| 1980 ..... | 26 | 414 | 7,289 | 15.9 | 280,349 | 16,525 | 17,609 | 28,896 |
| 1981 ..... | 25 | 481 | 5,624 | 19.2 | 224,954 | 17,818 | 11,693 | 53,370 |
| 1982 ..... | 18 | 294 | 2,848 | 16.4 | 158,196 | 8,785 | 9,670 | 12,678 |
| 1983 ..... | 22 | 363 | 2,191 | 16.5 | 99,610 | 10,065 | 6,042 | 18,707 |
| 1984 ..... | 12 | 313 | 1,167 | 26.1 | 97,283 | 4,185 | 3,734 | 19,415 |

"-" indicates one or no sales. Single sales are included in provincial figures.

Table 13.--Orchard or Vineyard Farm Property Sales, by Region, Ontario, 1980-1984

| Region | Number of Sales | Area Sold (ha) | Sales Value ($'000) | Average per Sale: Area (ha) | Average per Sale: Value ($) | Price ($/ha): Median | Price ($/ha): Mean | Price ($/ha): Std. Dev. |
|---|---|---|---|---|---|---|---|---|
| **Eastern** | | | | | | | | |
| 1980 ..... | - | - | - | - | - | - | - | - |
| 1981 ..... | - | - | - | - | - | - | - | - |
| 1982 ..... | - | - | - | - | - | - | - | - |
| 1983 ..... | - | - | - | - | - | - | - | - |
| 1984 ..... | - | - | - | - | - | - | - | - |
| **Central** | | | | | | | | |
| 1980 ..... | 5 | 153 | 352 | 30.5 | 70,373 | 2,270 | 2,305 | 16,175 |
| 1981 ..... | 2 | 47 | 651 | 23.4 | 325,250 | 11,315 | 13,897 | 3,099 |
| 1982 ..... | 5 | 68 | 224 | 13.5 | 44,873 | 2,650 | 3,319 | 1,716 |
| 1983 ..... | 3 | 100 | 675 | 33.4 | 225,000 | 5,960 | 6,726 | 5,469 |
| 1984 ..... | 4 | 40 | 469 | 10.0 | 117,262 | 7,895 | 11,738 | 31,474 |
| **Western** | | | | | | | | |
| 1980 ..... | 9 | 109 | 1,529 | 12.2 | 169,944 | 22,580 | 13,977 | 48,838 |
| 1981 ..... | 10 | 126 | 852 | 12.6 | 85,180 | 9,145 | 6,775 | 17,297 |
| 1982 ..... | 2 | 79 | 494 | 39.4 | 246,800 | 5,855 | 6,261 | 758 |
| 1983 ..... | 3 | 68 | 435 | 22.7 | 145,167 | 14,650 | 6,386 | 22,471 |
| 1984 ..... | 4 | 92 | 576 | 23.0 | 144,025 | 3,965 | 6,267 | 33,381 |
| **Southern** | | | | | | | | |
| 1980 ..... | 30 | 330 | 3,640 | 11.0 | 121,332 | 18,935 | 11,019 | 29,049 |
| 1981 ..... | 32 | 333 | 4,087 | 10.4 | 127,731 | 19,775 | 12,265 | 39,762 |
| 1982 ..... | 34 | 205 | 4,028 | 6.0 | 118,464 | 23,445 | 19,688 | 26,723 |
| 1983 ..... | 38 | 221 | 7,669 | 5.8 | 201,808 | 23,130 | 34,655 | 319,340 |
| 1984 ..... | 39 | 303 | 5,525 | 7.8 | 141,665 | 26,850 | 18,221 | 37,779 |
| **Northern** | | | | | | | | |
| 1980 ..... | - | - | - | - | - | - | - | - |
| 1981 ..... | - | - | - | - | - | - | - | - |
| 1982 ..... | - | - | - | - | - | - | - | - |
| 1983 ..... | - | - | - | - | - | - | - | - |
| 1984 ..... | - | - | - | - | - | - | - | - |
| **Province** | | | | | | | | |
| 1980 ..... | 44 | 592 | 5,521 | 13.5 | 125,485 | 17,625 | 9,320 | 32,780 |
| 1981 ..... | 44 | 506 | 5,590 | 11.5 | 127,039 | 18,345 | 11,051 | 29,211 |
| 1982 ..... | 42 | 358 | 4,760 | 8.5 | 113,336 | 20,965 | 13,315 | 26,801 |
| 1983 ..... | 45 | 398 | 8,909 | 8.8 | 197,982 | 19,245 | 22,389 | 293,794 |
| 1984 ..... | 47 | 435 | 6,570 | 9.3 | 139,789 | 21,860 | 15,100 | 37,152 |

"-" indicates one or no sales. Single sales are included in provincial figures.

Table 14.--Nursery or Greenhouse Farm Property Sales, All Sales Codes, by Region, Ontario, 1980-1984

| Region | Number of Sales | Area Sold (ha) | Sales Value ($'000) | Average per Sale: Area (ha) | Average per Sale: Value ($) | Price ($/ha): Median | Price ($/ha): Mean | Price ($/ha): Std. Dev. |
|---|---|---|---|---|---|---|---|---|
| **Eastern** | | | | | | | | |
| 1980 | - | - | - | - | - | - | - | - |
| 1981 | - | - | - | - | - | - | - | - |
| 1982 | 2 | 138 | 92 | 69.2 | 46,000 | 295 | 665 | 19,677 |
| 1983 | 5 | 127 | 458 | 25.5 | 91,672 | 8,110 | 3,599 | 7,339 |
| 1984 | 3 | 35 | 197 | 11.8 | 65,500 | 7,540 | 5,562 | 7,864 |
| **Central** | | | | | | | | |
| 1980 | - | - | - | - | - | - | - | - |
| 1981 | 7 | 83 | 811 | 11.9 | 115,857 | 17,450 | 9,715 | 28,410 |
| 1982 | 2 | 57 | 260 | 28.4 | 130,000 | 3,235 | 4,585 | 21,164 |
| 1983 | 3 | 15 | 270 | 5.1 | 90,000 | 18,690 | 17,590 | 30,904 |
| 1984 | 3 | 34 | 222 | 11.2 | 73,933 | 15,930 | 6,597 | 14,888 |
| **Western** | | | | | | | | |
| 1980 | 4 | 65 | 620 | 16.2 | 155,000 | 7,185 | 9,555 | 34,935 |
| 1981 | 5 | 30 | 660 | 6.0 | 132,000 | 35,140 | 21,927 | 54,334 |
| 1982 | 4 | 60 | 469 | 14.9 | 117,178 | 5,420 | 7,842 | 184,742 |
| 1983 | - | - | - | - | - | - | - | - |
| 1984 | - | - | - | - | - | - | - | - |
| **Southern** | | | | | | | | |
| 1980 | 17 | 126 | 2,039 | 7.4 | 119,929 | 27,860 | 16,207 | 73,435 |
| 1981 | 25 | 320 | 4,518 | 12.8 | 180,729 | 11,980 | 14,107 | 47,324 |
| 1982 | 17 | 152 | 1,470 | 9.0 | 86,487 | 17,520 | 9,653 | 43,538 |
| 1983 | 30 | 395 | 3,719 | 13.2 | 123,963 | 12,290 | 9,420 | 62,459 |
| 1984 | 24 | 154 | 2,733 | 6.4 | 113,859 | 12,595 | 17,696 | 45,768 |
| **Northern** | | | | | | | | |
| 1980 | - | - | - | - | - | - | - | - |
| 1981 | 2 | 22 | 120 | 10.9 | 60,000 | 4,945 | 5,495 | 3,761 |
| 1982 | - | - | - | - | - | - | - | - |
| 1983 | - | - | - | - | - | - | - | - |
| 1984 | - | - | - | - | - | - | - | - |
| **Province** | | | | | | | | |
| 1980 | 22 | 198 | 2,696 | 9.0 | 122,553 | 24,755 | 13,629 | 65,726 |
| 1981 | 40 | 468 | 6,159 | 11.7 | 153,980 | 11,985 | 13,159 | 42,849 |
| 1982 | 25 | 407 | 2,291 | 16.3 | 91,640 | 14,075 | 5,626 | 74,898 |
| 1983 | 38 | 538 | 4,447 | 14.1 | 117,033 | 10,810 | 8,274 | 56,067 |
| 1984 | 32 | 284 | 3,365 | 8.9 | 105,154 | 12,595 | 11,864 | 54,340 |

"-" indicates one or no sales. Single sales are included in provincial figures.

Table 15.--Distribution of Classes 1 and 2 Soils for Farmland Only Property Sales, Farmer and Non-farmer Purchases, by Region, Ontario, 1984

| Classes 1 and 2 Soils as a % of Property Area Pointed | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| **Eastern** | | | | | | | | | | | | |
| 75% or more ... | 66 | 25.2 | 41,874 | 1,310 | 1,663 | 6,084 | 37 | 22.3 | 69,265 | 2,190 | 3,105 | 3,857 |
| 50-74% ..... | 23 | 30.6 | 22,174 | 650 | 726 | 435 | 7 | 19.9 | 28,786 | 1,640 | 1,448 | 1,831 |
| 25-49% ..... | 10 | 26.7 | 19,015 | 505 | 712 | 802 | 15 | 34.4 | 52,435 | 1,050 | 1,524 | 1,779 |
| Less than 25% . | 40 | 25.2 | 26,745 | 645 | 1,061 | 27,792 | 79 | 33.7 | 28,362 | 790 | 841 | 1,312 |
| **Central** | | | | | | | | | | | | |
| 75% or more ... | 23 | 24.2 | 86,286 | 3,130 | 3,572 | 5,895 | 41 | 10.3 | 124,270 | 6,320 | 12,008 | 27,693 |
| 50-74% ..... | 9 | 27.3 | 38,200 | 1,380 | 1,399 | 573 | 17 | 23.5 | 76,103 | 2,510 | 3,234 | 2,262 |
| 25-49% ..... | 9 | 40.5 | 64,389 | 1,770 | 1,591 | 794 | 12 | 24.3 | 46,389 | 1,835 | 1,905 | 1,399 |
| Less than 25% . | 39 | 32.0 | 38,889 | 1,120 | 1,216 | 4,043 | 56 | 31.2 | 32,659 | 1,335 | 1,048 | 8,551 |
| **Western** | | | | | | | | | | | | |
| 75% or more ... | 115 | 28.6 | 69,075 | 2,320 | 2,412 | 7,977 | 101 | 17.1 | 184,683 | 6,100 | 10,774 | 43,163 |
| 50-74% ..... | 43 | 33.3 | 52,051 | 1,373 | 1,562 | 2,528 | 30 | 21.3 | 56,323 | 2,535 | 2,645 | 4,858 |
| 25-49% ..... | 20 | 37.1 | 45,599 | 985 | 1,230 | 758 | 29 | 24.8 | 54,216 | 1,730 | 2,183 | 3,291 |
| Less than 25% . | 38 | 29.9 | 34,257 | 990 | 1,147 | 71,254 | 57 | 22.8 | 37,108 | 1,890 | 1,630 | 15,869 |
| **Southern** | | | | | | | | | | | | |
| 75% or more ... | 220 | 22.7 | 94,099 | 3,950 | 4,144 | 4,468 | 94 | 14.4 | 84,166 | 4,705 | 5,839 | 27,498 |
| 50-74% ..... | 35 | 31.8 | 102,115 | 3,330 | 3,209 | 4,488 | 7 | 21.3 | 97,109 | 2,350 | 4,559 | 11,488 |
| 25-49% ..... | 12 | 27.2 | 67,458 | 2,325 | 2,482 | 1,465 | 5 | 30.9 | 50,300 | 1,690 | 1,629 | 3,201 |
| Less than 25% . | 34 | 25.8 | 56,067 | 2,470 | 2,169 | 91,973 | 22 | 15.6 | 76,378 | 6,535 | 4,882 | 16,476 |
| **Northern** | | | | | | | | | | | | |
| 75% or more ... | 2 | 26.8 | 17,922 | 55 | 668 | - | 4 | 13.0 | 11,000 | 955 | 847 | 794 |
| 50-74% ..... | 2 | 39.6 | 22,500 | 305 | 567 | 1,549 | - | - | - | - | - | - |
| 25-49% ..... | 4 | 46.5 | 9,175 | 75 | 197 | 302 | 4 | 47.2 | 12,090 | 242 | 256 | - |
| Less than 25% . | 29 | 41.0 | 20,146 | 400 | 492 | 547 | 6 | 40.6 | 24,733 | 555 | 610 | 475 |
| **Province** | | | | | | | | | | | | |
| 75% or more ... | 426 | 24.8 | 78,473 | 3,015 | 3,166 | 6,030 | 277 | 15.8 | 123,705 | 4,810 | 7,809 | 32,535 |
| 50-74% ..... | 112 | 31.9 | 59,920 | 1,465 | 1,877 | 3,096 | 61 | 21.8 | 63,356 | 2,510 | 2,912 | 5,178 |
| 25-49% ..... | 55 | 34.3 | 45,960 | 1,330 | 1,341 | 1,209 | 65 | 28.8 | 49,467 | 1,600 | 1,718 | 2,647 |
| Less than 25% . | 180 | 30.3 | 35,437 | 928 | 1,169 | 52,737 | 220 | 28.6 | 36,425 | 1,250 | 1,273 | 10,555 |

"-" Indicates one or no sales. Single sales are included in provincial figures.

### Size of Property and Price

An analysis was conducted similar to Appendix Table 20 for 1984 except the properties below 4.05 hectares (10 acres) were eliminated. None of the results were surprising. Some observations:

1. Only 141 properties were dropped.

2. At the provincial level, the mean price per hectare paid by farmers was reduced by $68/ha or 2 percent. The corresponding figure for non-farmers was a reduction of $226/ha, or 5.4 percent.

3. Regional differences were most apparent, particularly in the Southern region were 28 properties were eliminated from farmer sales and 59 were eliminated from non-farmer sales. The mean price per hectare paid by farmers and non-farmers was $4,255/ha and $5,680/ha, respectively. These were reductions of 2.4 percent and 14.0 percent respectively in the Southern region for 1984.

## APPENDIX TABLES

Appendix Tables 1 through 20 present a breakdown of farm property sales by county. These tables provide a detailed summary of the data for each year from 1980 to 1984.

Appendix Table 1.-- All Farm Property Sales, All Sales Codes, by County, Ontario, 1980

| County and Region | Total Farm Properties ('000 ha) | Number of Sales | Area Sold Number of ha | Area Sold % of Total | Sales Value ($'000) | Avg. per Sale Area (ha) | Avg. per Sale Value ($) | Price ($/ha) Median | Price ($/ha) Mean | Price ($/ha) Std. Dev. |
|---|---|---|---|---|---|---|---|---|---|---|
| Glengarry..... | 94.6 | 106 | 3 487 | 3.7 | 5,052 | 32.9 | 47,660 | 1,232 | 1,449 | 4,634 |
| Prescott..... | 95.1 | 71 | 2 247 | 2.4 | 2,075 | 31.7 | 29,224 | 758 | 923 | 1,352 |
| Russell..... | 48.9 | 73 | 2 030 | 4.1 | 3,614 | 27.8 | 49,509 | 1,733 | 1,780 | 1,754 |
| Stormont..... | 75.4 | 77 | 2 240 | 3.0 | 3,282 | 29.1 | 42,626 | 1,390 | 1,465 | 4,445 |
| Dundas..... | 81.2 | 94 | 3 027 | 3.7 | 4,179 | 32.2 | 44,457 | 1,185 | 1,380 | 1,720 |
| Ottawa-Carleton .... | 147.1 | 108 | 3 093 | 2.1 | 8,904 | 28.6 | 82,443 | 2,475 | 2,879 | 10,182 |
| Grenville ..... | 72.5 | 49 | 1 561 | 2.2 | 3,176 | 31.9 | 64,823 | 1,040 | 2,034 | 13,773 |
| Leeds ..... | 143.5 | 85 | 2 950 | 2.1 | 3,40[illegible] | 34.7 | 40,042 | 1,133 | 1,154 | 2,192 |
| Lanark ..... | 165.9 | 64 | 2 479 | 1.5 | 3,559 | 38.7 | 55,603 | 1,415 | 1,436 | 2,425 |
| Frontenac ..... | 136.0 | 42 | 1 725 | 1.3 | 2,304 | 41.1 | 54,869 | 1,455 | 1,336 | 2,791 |
| Lennox & Addington . | 108.9 | 70 | 2 918 | 2.7 | 3,190 | 41.7 | 45,577 | 1,075 | 1,093 | 2,053 |
| Renfrew ..... | 232.6 | 76 | 3 245 | 1.4 | 2,973 | 42.7 | 39,116 | 825 | 916 | 980 |
| **EASTERN ..... 1** | **401.7** | **915** | **31 004** | **2.2** | **45,712** | **33.9** | **49,959** | **1,320** | **1,474** | **5,483** |
| Hastings ..... | 179.1 | 105 | 4 164 | 2.3 | 5,583 | 39.7 | 53,175 | 1,290 | 1,341 | 7,509 |
| Prince Edward ..... | 81.2 | 51 | 1 859 | 2.3 | 2,310 | 36.5 | 45,286 | 1,190 | 1,242 | 1,560 |
| Northumberland ..... | 156.5 | 162 | 4 952 | 3.2 | 10,926 | 30.6 | 67,447 | 2,285 | 2,206 | 5,440 |
| Peterborough ..... | 151.4 | 99 | 3 483 | 2.3 | 7,512 | 35.2 | 75,880 | 1,900 | 2,157 | 6,061 |
| Victoria ..... | 202.1 | 140 | 5 162 | 2.6 | 10,366 | 36.9 | 74,041 | 2,115 | 2,008 | 2,637 |
| Durham ..... | 162.3 | 235 | 6 478 | 4.0 | 25,507 | 27.6 | 108,541 | 3,780 | 3,938 | 8,991 |
| York ..... | 125.8 | 139 | 2 777 | 2.2 | 62,608 | 20.0 | 450,419 | 12,600 | 22,549 | 40,748 |
| Muskoka ..... | 19.8 | 9 | 270 | 1.4 | 533 | 30.1 | 59,278 | 1,460 | 1,972 | 7,266 |
| Haliburton ..... | 18.1 | - | - | - | - | - | - | - | - | - |
| Parry Sound ..... | 65.2 | 22 | 848 | 1.3 | 585 | 38.6 | 26,600 | 615 | 690 | 481 |
| **CENTRAL ..... 1** | **161.6** | **963** | **30 030** | **2.6** | **125,971** | **31.2** | **130,811** | **2,443** | **4,195** | **18,332** |
| Peel ..... | 71.3 | 131 | 2 139 | 3.0 | 28,238 | 16.3 | 215,556 | 10,345 | 13,199 | 45,265 |
| Halton ..... | 56.4 | 111 | 2 332 | 4.1 | 19,865 | 21.0 | 178,964 | 9,580 | 8,519 | 34,190 |
| Dufferin..... | 106.3 | 102 | 3 525 | 3.3 | 8,740 | 34.6 | 85,684 | 2,415 | 2,479 | 9,983 |
| Wellington ..... | 215.0 | 275 | 9 305 | 4.3 | 28,519 | 33.8 | 103,706 | 2,815 | 3,065 | 31,607 |
| Waterloo..... | 105.7 | 99 | 2 438 | 2.3 | 12,742 | 24.6 | 128,704 | 5,433 | 5,226 | 12,188 |
| Perth..... | 204.2 | 127 | 4 084 | 2.0 | 15,555 | 32.2 | 122,477 | 3,797 | 3,808 | 9,670 |
| Huron..... | 305.9 | 275 | 9 772 | 3.2 | 27,508 | 35.5 | 100,029 | 2,706 | 2,815 | 9,545 |
| Bruce ..... | 269.7 | 239 | 9 592 | 3.6 | 16,836 | 40.1 | 70,445 | 1,850 | 1,755 | 2,571 |
| Grey ..... | 306.0 | 275 | 10 612 | 3.5 | 16,265 | 38.6 | 59,144 | 1,520 | 1,533 | 2,489 |
| Simcoe ..... | 265.7 | 260 | 7 716 | 2.9 | 22,821 | 29.7 | 87,775 | 2,708 | 2,958 | 10,162 |
| **WESTERN ..... 1** | **906.3** | **1,894** | **61 516** | **3.2** | **197,089** | **32.5** | **104,059** | **2,714** | **3,204** | **20,365** |
| Hamilton-Wentworth . | 71.3 | 102 | 2 068 | 2.9 | 12,918 | 20.3 | 126,648 | 6,275 | 6,245 | 30,529 |
| Niagara ..... | 117.2 | 274 | 3 514 | 3.0 | 26,004 | 12.8 | 94,904 | 8,480 | 7,400 | 29,589 |
| Haldimand-Norfolk .. | 236.5 | 227 | 6 723 | 2.8 | 23,646 | 29.6 | 104,166 | 3,288 | 3,517 | 8,567 |
| Brant ..... | 73.0 | 84 | 2 558 | 3.5 | 10,375 | 30.4 | 123,514 | 4,265 | 4,056 | 11,674 |
| Oxford ..... | 177.9 | 153 | 4 642 | 2.6 | 20,754 | 30.3 | 135,650 | 4,520 | 4,471 | 5,418 |
| Elgin ..... | 167.4 | 170 | 5 182 | 3.1 | 18,953 | 30.5 | 111,490 | 3,925 | 3,658 | 12,801 |
| Kent ..... | 218.4 | 191 | 4 934 | 2.3 | 23,813 | 25.8 | 124,675 | 4,990 | 4,826 | 7,663 |
| Essex ..... | 146.3 | 218 | 3 929 | 2.7 | 32,429 | 18.0 | 148,758 | 7,665 | 8,255 | 18,828 |
| Lambton ..... | 250.6 | 235 | 6 561 | 2.6 | 13,346 | 27.9 | 99,347 | 3,390 | 3,558 | 8,706 |
| Middlesex ..... | 277.5 | 277 | 6 994 | 2.5 | 28,857 | 25.2 | 104,177 | 4,000 | 4,126 | 10,098 |
| **SOUTHERN ..... 1** | **736.1** | **1,931** | **47 106** | **2.7** | **221,096** | **24.4** | **114,498** | **4,583** | **4,694** | **16,698** |
| Nipissing ..... | 59.1 | 17 | 884 | 1.5 | 559 | 52.0 | 32,906 | 610 | 632 | 1,144 |
| Manitoulin ..... | 104.5 | 20 | 714 | 0.7 | 439 | 35.7 | 21,975 | 495 | 615 | 589 |
| Sudbury ..... | 59.7 | 28 | 1 348 | 2.3 | 1,024 | 48.2 | 36,589 | 495 | 760 | 6,174 |
| Timiskaming ..... | 98.7 | 43 | 2 228 | 2.3 | 1,506 | 51.8 | 35,026 | 543 | 676 | 737 |
| Cochrane ..... | 53.9 | 28 | 1 292 | 2.4 | 774 | 46.2 | 27,652 | 525 | 599 | 2,639 |
| Algoma ..... | 48.4 | 13 | 512 | 1.1 | 726 | 39.4 | 55,835 | 1,530 | 1,418 | 9,743 |
| Thunder Bay ..... | 27.7 | 17 | 774 | 2.8 | 826 | 45.5 | 48,563 | 1,060 | 1,067 | 1,387 |
| Rainy River ..... | 96.4 | 37 | 2 312 | 2.4 | 1,330 | 62.5 | 35,959 | 383 | 576 | 496 |
| Kenora ..... | 26.0 | 6 | 350 | 1.3 | 128 | 58.3 | 21,300 | 270 | 365 | 659 |
| **NORTHERN ..... ** | **574.4** | **209** | **10 415** | **1.8** | **7,313** | **49.8** | **34,993** | **560** | **702** | **3,442** |
| **PROVINCE ..... 6** | **780.0** | **5,912** | **180 072** | **2.7** | **597,182** | **30.5** | **101,012** | **2,741** | **3,316** | **16,916** |

"-" indicates one or no sales. Single sales are included in regional and provincial figures.

Appendix Table 2.-- All Farm Property Sales, All Sales Codes, by County, Ontario, 1981

| County and Region | Total Farm Properties ('000 ha) | Number of Sales | Area Sold Number of ha | Area Sold % of Total | Sales Value ($'000) | Avg. per Sale Area (ha) | Avg. per Sale Value ($) | Price ($/ha) Median | Price ($/ha) Mean | Price ($/ha) Std. Dev. |
|---|---|---|---|---|---|---|---|---|---|---|
| Glengarry | 95.4 | 71 | 2 445 | 2.6 | 3,400 | 34.4 | 47,881 | 1,233 | 1,391 | 11,326 |
| Prescott | 95.2 | 82 | 2 797 | 2.9 | 3,812 | 34.1 | 46,493 | 1,105 | 1,363 | 27,759 |
| Russell | 49.3 | 57 | 1 406 | 2.8 | 2,741 | 24.7 | 48,080 | 1,550 | 1,950 | 18,199 |
| Stormont | 74.5 | 51 | 1 868 | 2.5 | 2,707 | 36.6 | 53,073 | 1,220 | 1,449 | 2,333 |
| Dundas | 82.0 | 89 | 2 717 | 3.3 | 4,570 | 30.5 | 51,352 | 1,190 | 1,682 | 2,872 |
| Ottawa-Carleton | 147.5 | 109 | 3 127 | 2.1 | 9,065 | 28.7 | 83,168 | 2,620 | 2,899 | 20,857 |
| Grenville | 72.5 | 55 | 2 233 | 3.1 | 3,266 | 40.6 | 59,379 | 1,120 | 1,463 | 3,466 |
| Leeds | 143.1 | 84 | 3 461 | 2.4 | 3,609 | 41.2 | 42,962 | 825 | 1,043 | 2,112 |
| Lanark | 165.4 | 51 | 2 111 | 1.3 | 2,797 | 41.4 | 54,847 | 1,270 | 1,325 | 1,899 |
| Frontenac | 137.1 | 50 | 2 289 | 1.7 | 3,147 | 45.8 | 62,934 | 1,305 | 1,374 | 2,896 |
| Lennox & Addington | 108.4 | 49 | 1 953 | 1.8 | 2,045 | 39.9 | 41,726 | 920 | 1,047 | 3,410 |
| Renfrew | 220.1 | 63 | 2 337 | 1.1 | 2,544 | 37.1 | 40,379 | 1,210 | 1,089 | 1,197 |
| **EASTERN** | **1 390.5** | **811** | **28 744** | **2.1** | **43,702** | **35.4** | **53,887** | **1,277** | **1,520** | **13,175** |
| Hastings | 177.0 | 80 | 3 153 | 1.8 | 4,178 | 39.4 | 52,220 | 1,388 | 1,325 | 1,622 |
| Prince Edward | 81.1 | 57 | 2 110 | 2.6 | 3,081 | 37.0 | 54,044 | 1,263 | 1,460 | 1,751 |
| Northumberland | 154.3 | 140 | 4 596 | 3.0 | 10,987 | 32.8 | 78,481 | 2,165 | 2,391 | 4,296 |
| Peterborough | 151.7 | 114 | 3 913 | 2.6 | 8,992 | 34.3 | 78,876 | 2,035 | 2,298 | 4,608 |
| Victoria | 202.9 | 141 | 5 212 | 2.6 | 9,161 | 37.0 | 64,975 | 2,040 | 1,758 | 4,430 |
| Durham | 165.2 | 221 | 6 417 | 3.9 | 28,273 | 29.0 | 127,932 | 4,201 | 4,406 | 15,453 |
| York | 107.2 | 172 | 4 085 | 3.8 | 90,950 | 23.7 | 528,778 | 15,135 | 22,265 | 43,916 |
| Muskoka | 19.8 | 12 | 312 | 1.6 | 612 | 26.0 | 51,008 | 2,045 | 1,962 | 1,859 |
| Haliburton | 17.8 | 6 | 190 | 1.1 | 255 | 31.7 | 42,500 | 985 | 1,341 | 1,759 |
| Parry Sound | 65.7 | 11 | 407 | 0.6 | 343 | 37.0 | 31,182 | 700 | 843 | 823 |
| **CENTRAL** | **1 142.7** | **954** | **30 394** | **2.7** | **156,832** | **31.9** | **164,394** | **2,728** | **5,160** | **21,893** |
| Peel | 74.6 | 152 | 2 378 | 3.2 | 73,960 | 15.6 | 486,577 | 17,975 | 31,101 | 40,858 |
| Halton | 56.4 | 129 | 2 194 | 3.9 | 25,532 | 17.0 | 197,925 | 11,865 | 11,638 | 40,403 |
| Dufferin | 106.8 | 123 | 4 437 | 4.2 | 11,411 | 36.1 | 92,769 | 2,173 | 2,572 | 3,819 |
| Wellington | 216.9 | 299 | 10 497 | 4.8 | 38,178 | 35.1 | 127,687 | 3,150 | 3,637 | 18,501 |
| Waterloo | 105.7 | 114 | 3 044 | 2.9 | 17,961 | 26.7 | 157,551 | 5,555 | 5,900 | 29,190 |
| Perth | 204.0 | 181 | 5 980 | 2.9 | 24,873 | 33.0 | 137,418 | 4,215 | 4,159 | 31,182 |
| Huron | 304.7 | 283 | 10 209 | 3.4 | 33,277 | 36.1 | 117,585 | 3,250 | 3,259 | 7,054 |
| Bruce | 271.5 | 198 | 8 197 | 3.0 | 15,896 | 41.4 | 80,285 | 2,015 | 1,939 | 8,087 |
| Grey | 309.4 | 298 | 11 434 | 3.7 | 20,071 | 38.4 | 67,352 | 1,727 | 1,755 | 9,795 |
| Simcoe | 265.1 | 246 | 7 893 | 3.0 | 23,637 | 32.1 | 96,086 | 3,010 | 2,995 | 15,259 |
| **WESTERN** | **1 915.2** | **2,023** | **66 264** | **3.5** | **284,796** | **32.8** | **140,779** | **3,090** | **4,298** | **23,265** |
| Hamilton-Wentworth | 71.8 | 128 | 2 907 | 4.0 | 25,089 | 22.7 | 196,010 | 6,965 | 8,631 | 31,892 |
| Niagara | 117.0 | 296 | 4 256 | 3.6 | 26,055 | 14.4 | 88,024 | 6,855 | 6,122 | 25,405 |
| Haldimand-Norfolk | 236.8 | 231 | 7 207 | 3.0 | 26,489 | 31.2 | 114,670 | 3,083 | 3,675 | 9,721 |
| Brant | 73.1 | 84 | 2 443 | 3.3 | 12,425 | 29.1 | 147,916 | 5,195 | 5,087 | 14,744 |
| Oxford | 178.4 | 171 | 5 716 | 3.2 | 28,458 | 33.4 | 166,423 | 5,203 | 4,978 | 6,299 |
| Elgin | 166.7 | 155 | 4 911 | 2.9 | 24,368 | 31.7 | 157,214 | 4,840 | 4,962 | 16,363 |
| Kent | 219.0 | 168 | 4 027 | 1.8 | 25,571 | 24.0 | 152,209 | 6,625 | 6,350 | 10,106 |
| Essex | 146.6 | 199 | 3 926 | 2.7 | 28,341 | 19.7 | 142,416 | 7,443 | 7,219 | 17,481 |
| Lambton | 250.8 | 280 | 8 240 | 3.3 | 35,899 | 29.4 | 128,212 | 4,315 | 4,356 | 5,857 |
| Middlesex | 276.4 | 289 | 7 835 | 2.8 | 40,101 | 27.1 | 138,758 | 4,936 | 5,118 | 13,875 |
| **SOUTHERN** | **1 736.5** | **2,001** | **51 468** | **3.0** | **272,797** | **25.7** | **136,330** | **5,157** | **5,300** | **16,699** |
| Nipissing | 59.8 | 26 | 1 251 | 2.1 | 1,271 | 48.1 | 48,900 | 635 | 1,016 | 1,739 |
| Manitoulin | 104.0 | 22 | 825 | 0.8 | 527 | 37.5 | 23,955 | 615 | 639 | 419 |
| Sudbury | 60.7 | 23 | 994 | 1.6 | 1,114 | 43.2 | 48,438 | 770 | 1,121 | 2,026 |
| Timiskaming | 101.9 | 47 | 2 593 | 2.5 | 1,872 | 55.2 | 39,833 | 570 | 722 | 1,050 |
| Cochrane | 56.7 | 29 | 1 282 | 2.3 | 740 | 44.2 | 25,523 | 438 | 577 | 1,529 |
| Algoma | 49.2 | 23 | 901 | 1.8 | 991 | 39.2 | 43,080 | 1,058 | 1,099 | 1,206 |
| Thunder Bay | 32.0 | 15 | 498 | 1.6 | 746 | 33.2 | 49,709 | 2,180 | 1,498 | 2,184 |
| Rainy River | 97.9 | 45 | 2 506 | 2.6 | 1,105 | 55.7 | 24,549 | 340 | 441 | 473 |
| Kenora | 26.6 | 13 | 902 | 3.4 | 680 | 69.4 | 52,289 | 670 | 754 | 806 |
| **NORTHERN** | **588.8** | **243** | **11 752** | **2.0** | **9,046** | **48.4** | **37,225** | **567** | **770** | **1,340** |
| **PROVINCE** | **6 773.7** | **6,032** | **188 622** | **2.8** | **767,172** | **31.3** | **127,184** | **3,165** | **4,067** | **19,406** |

Appendix Table 3.-- All Farm Property Sales, All Sales Codes, by County, Ontario, 1982

| County and Region | Total Farm Properties ('000 ha) | Number of Sales | Area Sold Number of ha | Area Sold % of Total | Sales Value ($'000) | Avg. per Sale Area (ha) | Avg. per Sale Value ($) | Price ($/ha) Median | Price ($/ha) Mean | Price ($/ha) Std. Dev. |
|---|---|---|---|---|---|---|---|---|---|---|
| Glengarry ..... | 95.3 | 68 | 2 250 | 2.4 | 3,982 | 33.1 | 58,565 | 1,530 | 1,770 | 2,380 |
| Prescott ..... | 95.6 | 65 | 1 799 | 1.9 | 2,766 | 27.7 | 42,558 | 1,200 | 1,537 | 61,386 |
| Russell ..... | 49.3 | 49 | 1 266 | 2.6 | 2,998 | 25.8 | 61,188 | 2,330 | 2,368 | 5,800 |
| Stormont ..... | 74.8 | 53 | 1 812 | 2.4 | 2,918 | 34.2 | 55,058 | 1,560 | 1,611 | 2,728 |
| Dundas ..... | 80.2 | 123 | 3 904 | 4.9 | 2,988 | 31.7 | 24,294 | 543 | 765 | 1,869 |
| Ottawa-Carleton .... | 146.5 | 135 | 4 433 | 3.0 | 11,815 | 32.8 | 87,520 | 2,220 | 2,665 | 10,078 |
| Grenville ..... | 70.9 | 46 | 1 620 | 2.3 | 3,090 | 35.2 | 67,172 | 1,145 | 1,907 | 21,462 |
| Leeds ..... | 141.9 | 69 | 2 810 | 2.0 | 3,011 | 40.7 | 43,635 | 813 | 1,072 | 28,692 |
| Lanark ..... | 161.4 | 66 | 2 434 | 1.5 | 3,217 | 36.9 | 48,747 | 1,085 | 1,322 | 1,912 |
| Frontenac ..... | 136.8 | 40 | 1 565 | 1.1 | 1,557 | 39.1 | 38,923 | 1,075 | 995 | 2,344 |
| Lennox & Addington . | 108.3 | 36 | 1 185 | 1.1 | 1,611 | 32.9 | 44,762 | 1,385 | 1,360 | 6,327 |
| Renfrew ..... | 215.3 | 80 | 3 439 | 1.6 | 2,371 | 43.0 | 29,635 | 375 | 689 | 2,828 |
| **EASTERN ..... 1** | **376.4** | **830** | **28 517** | **2.1** | **42,325** | **34.4** | **50,995** | **1,143** | **1,484** | **20,170** |
| Hastings ..... | 174.6 | 78 | 3 132 | 1.8 | 3,481 | 40.2 | 44,628 | 1,005 | 1,111 | 20,593 |
| Prince Edward ..... | 81.3 | 53 | 1 553 | 1.9 | 2,446 | 29.3 | 46,142 | 1,590 | 1,575 | 3,856 |
| Northumberland ..... | 155.3 | 121 | 3 212 | 2.1 | 6,461 | 26.5 | 53,394 | 1,930 | 2,011 | 6,697 |
| Peterborough ..... | 151.5 | 72 | 2 341 | 1.5 | 5,713 | 32.5 | 79,345 | 2,125 | 2,440 | 10,843 |
| Victoria ..... | 202.8 | 110 | 3 676 | 1.8 | 5,927 | 33.4 | 53,880 | 1,505 | 1,612 | 10,635 |
| Durham ..... | 165.6 | 151 | 3 818 | 2.3 | 23,794 | 25.3 | 157,579 | 4,180 | 6,233 | 16,537 |
| York ..... | 105.7 | 128 | 2 761 | 2.6 | 46,351 | 21.6 | 362,117 | 9,675 | 16,786 | 37,976 |
| Muskoka ..... | 19.3 | 9 | 158 | 0.8 | 294 | 17.6 | 32,689 | 2,070 | 1,861 | 3,113 |
| Haliburton ..... | 17.3 | 5 | 132 | 0.8 | 126 | 26.5 | 25,270 | 720 | 954 | 1,556 |
| Parry Sound ..... | 65.2 | 9 | 252 | 0.4 | 217 | 28.1 | 24,156 | 1,270 | 861 | 890 |
| **CENTRAL ..... 1** | **138.5** | **736** | **21 037** | **1.8** | **94,810** | **28.6** | **128,818** | **2,365** | **4,507** | **20,256** |
| Peel ..... | 74.4 | 102 | 1 644 | 2.2 | 28,004 | 16.1 | 274,552 | 12,870 | 17,039 | 53,513 |
| Halton ..... | 55.7 | 70 | 1 468 | 2.6 | 13,261 | 21.0 | 189,447 | 10,385 | 9,033 | 22,499 |
| Dufferin ..... | 107.1 | 100 | 3 448 | 3.2 | 8,075 | 34.5 | 80,747 | 2,200 | 2,342 | 6,151 |
| Wellington ..... | 218.3 | 198 | 6 624 | 3.0 | 20,508 | 33.5 | 103,576 | 2,955 | 3,096 | 21,148 |
| Waterloo..... | 104.1 | 95 | 2 547 | 2.4 | 13,103 | 26.8 | 137,926 | 4,540 | 5,145 | 88,752 |
| Perth..... | 203.9 | 128 | 4 001 | 2.0 | 15,959 | 31.3 | 124,683 | 3,975 | 3,988 | 4,995 |
| Huron..... | 304.4 | 216 | 7 290 | 2.4 | 21,444 | 33.7 | 99,277 | 3,185 | 2,942 | 7,108 |
| Bruce ..... | 271.3 | 151 | 5 861 | 2.2 | 11,390 | 38.8 | 75,433 | 1,808 | 1,943 | 8,543 |
| Grey ..... | 311.9 | 228 | 7 748 | 2.5 | 13,089 | 34.0 | 57,406 | 1,495 | 1,689 | 3,338 |
| Simcoe ..... | 262.4 | 194 | 6 307 | 2.4 | 17,640 | 32.5 | 90,926 | 2,615 | 2,797 | 5,317 |
| **WESTERN ..... 1** | **913.6** | **1,482** | **46 938** | **2.5** | **162,473** | **31.7** | **109,631** | **2,839** | **3,461** | **28,685** |
| Hamilton-Wentworth . | 72.0 | 95 | 1 992 | 2.8 | 10,418 | 21.0 | 109,660 | 5,960 | 5,229 | 28,147 |
| Niagara ..... | 117.0 | 246 | 3 226 | 2.8 | 23,440 | 13.1 | 95,284 | 8,170 | 7,265 | 45,489 |
| Haldimand-Norfolk .. | 237.1 | 169 | 4 629 | 2.0 | 18,101 | 27.4 | 107,107 | 2,980 | 3,911 | 14,927 |
| Brant ..... | 72.9 | 54 | 1 319 | 1.8 | 5,988 | 24.4 | 110,884 | 3,705 | 4,541 | 10,265 |
| Oxford ..... | 178.2 | 141 | 4 528 | 2.5 | 18,361 | 32.1 | 130,220 | 4,320 | 4,055 | 23,872 |
| Elgin ..... | 166.2 | 83 | 2 516 | 1.5 | 8,995 | 30.3 | 108,376 | 4,180 | 3,575 | 14,016 |
| Kent ..... | 219.1 | 116 | 2 907 | 1.3 | 12,788 | 25.1 | 110,244 | 4,445 | 4,398 | 8,759 |
| Essex ..... | 146.7 | 145 | 2 515 | 1.7 | 12,325 | 17.3 | 85,003 | 5,610 | 4,901 | 17,860 |
| Lambton ..... | 250.5 | 171 | 4 462 | 1.8 | 15,445 | 26.1 | 90,324 | 3,458 | 3,462 | 13,730 |
| Middlesex ..... | 276.2 | 170 | 4 323 | 1.6 | 20,787 | 25.4 | 122,278 | 4,198 | 4,808 | 51,032 |
| **SOUTHERN ..... 1** | **736.1** | **1,390** | **32 418** | **1.9** | **146,649** | **23.3** | **105,503** | **4,485** | **4,524** | **30,037** |
| Nipissing ..... | 59.4 | 20 | 892 | 1.5 | 796 | 44.6 | 39,824 | 615 | 893 | 1,577 |
| Manitoulin ..... | 102.7 | 13 | 505 | 0.5 | 352 | 38.9 | 27,082 | 750 | 697 | 346 |
| Sudbury ..... | 60.2 | 16 | 870 | 1.4 | 373 | 54.4 | 23,311 | 405 | 429 | 566 |
| Timiskaming ..... | 101.6 | 46 | 2 291 | 2.3 | 1,764 | 49.8 | 38,341 | 655 | 770 | 680 |
| Cochrane ..... | 56.6 | 25 | 1 008 | 1.8 | 650 | 40.3 | 26,010 | 510 | 645 | 1,383 |
| Algoma ..... | 49.7 | 11 | 633 | 1.3 | 419 | 57.5 | 38,056 | 580 | 662 | 718 |
| Thunder Bay ..... | 32.0 | 10 | 457 | 1.4 | 442 | 45.7 | 44,223 | 875 | 968 | 919 |
| Rainy River ..... | 98.1 | 26 | 1 073 | 1.1 | 677 | 41.3 | 26,041 | 635 | 631 | 2,494 |
| Kenora ..... | 26.1 | 3 | 107 | 0.4 | 48 | 35.5 | 16,119 | 310 | 454 | 761 |
| **NORTHERN ..... ** | **586.3** | **170** | **7 835** | **1.3** | **5,522** | **46.1** | **32,481** | **605** | **705** | **1,317** |
| **PROVINCE ..... 6** | **750.9** | **4,608** | **136 745** | **2.0** | **451,780** | **29.7** | **98,043** | **2,614** | **3,304** | **26,039** |

Appendix Table 4.-- All Farm Property Sales, All Sales Codes, by County, Ontario, 1983

| County and Region | Total Farm Properties ('000 ha) | Number of Sales | Area Sold Number of ha | Area Sold % of Total | Sales Value ($'000) | Avg. per Sale Area (ha) | Avg. per Sale Value ($) | Price ($/ha) Median | Price ($/ha) Mean | Price ($/ha) Std. Dev. |
|---|---|---|---|---|---|---|---|---|---|---|
| Glengarry | 95.4 | 61 | 1 908 | 2.0 | 3,087 | 31.3 | 50,599 | 1,580 | 1,618 | 5,037 |
| Prescott | 95.7 | 69 | 2 175 | 2.3 | 3,329 | 31.5 | 48,240 | 1,280 | 1,530 | 22,504 |
| Russell | 49.1 | 70 | 1 727 | 3.5 | 3,097 | 24.7 | 44,239 | 1,525 | 1,793 | 12,328 |
| Stormont | 74.3 | 56 | 1 707 | 2.3 | 2,858 | 30.5 | 51,033 | 1,605 | 1,674 | 2,824 |
| Dundas | 80.0 | 82 | 2 274 | 2.8 | 3,472 | 27.7 | 42,344 | 1,565 | 1,527 | 21,980 |
| Ottawa-Carleton | 147.6 | 149 | 3 863 | 2.6 | 11,955 | 25.9 | 80,236 | 2,650 | 3,095 | 11,764 |
| Grenville | 68.6 | 66 | 1 756 | 2.6 | 3,865 | 26.6 | 58,563 | 1,945 | 2,201 | 4,176 |
| Leeds | 141.2 | 98 | 3 500 | 2.5 | 3,796 | 35.7 | 38,733 | 1,075 | 1,085 | 3,234 |
| Lanark | 161.2 | 57 | 2 176 | 1.4 | 2,576 | 38.2 | 45,200 | 983 | 1,184 | 4,701 |
| Frontenac | 136.6 | 49 | 2 134 | 1.6 | 2,826 | 43.5 | 57,674 | 1,420 | 1,324 | 2,931 |
| Lennox & Addington | 108.7 | 78 | 3 010 | 2.8 | 3,795 | 38.6 | 48,648 | 1,395 | 1,261 | 9,173 |
| Renfrew | 214.2 | 66 | 2 505 | 1.2 | 3,009 | 38.0 | 45,585 | 985 | 1,201 | 3,216 |
| **EASTERN** | **1 372.7** | **901** | **28 734** | **2.1** | **47,664** | **31.9** | **52,901** | **1,563** | **1,659** | **11,456** |
| Hastings | 171.2 | 99 | 3 644 | 2.1 | 4,277 | 36.8 | 43,203 | 1,226 | 1,174 | 12,256 |
| Prince Edward | 81.5 | 58 | 1 630 | 2.0 | 2,720 | 28.1 | 46,902 | 1,525 | 1,669 | 2,007 |
| Northumberland | 153.8 | 124 | 4 017 | 2.6 | 8,729 | 32.4 | 70,394 | 2,098 | 2,173 | 4,744 |
| Peterborough | 151.2 | 121 | 3 613 | 2.4 | 7,848 | 29.9 | 64,858 | 2,090 | 2,172 | 13,223 |
| Victoria | 202.4 | 160 | 5 957 | 2.9 | 11,207 | 37.2 | 70,042 | 1,875 | 1,881 | 8,365 |
| Durham | 164.2 | 191 | 5,719 | 3.5 | 24,182 | 29.9 | 126,609 | 4,340 | 4,229 | 14,198 |
| York | 105.0 | 156 | 3 375 | 3.2 | 54,562 | 21.6 | 349,758 | 10,285 | 16,166 | 31,389 |
| Muskoka | 19.4 | 13 | 394 | 2.0 | 662 | 30.3 | 50,899 | 1,730 | 1,681 | 9,443 |
| Haliburton | 16.7 | 5 | 165 | 1.0 | 173 | 32.9 | 34,596 | 730 | 1,051 | 6,950 |
| Parry Sound | 64.8 | 9 | 229 | 0.4 | 342 | 25.4 | 38,000 | 1,560 | 1,495 | 1,572 |
| **CENTRAL** | **1 130.2** | **936** | **28 740** | **2.5** | **114,702** | **30.7** | **122,545** | **2,540** | **3,991** | **17,102** |
| Peel | 73.7 | 116 | 1 936 | 2.6 | 25,272 | 16.7 | 217,865 | 12,285 | 13,053 | 45,675 |
| Halton | 56.3 | 99 | 1 989 | 3.5 | 21,568 | 20.1 | 217,862 | 9,790 | 10,843 | 36,913 |
| Dufferin | 107.2 | 120 | 3,912 | 3.7 | 9,826 | 32.6 | 81,886 | 2,515 | 2,512 | 11,091 |
| Wellington | 218.9 | 309 | 8 874 | 4.1 | 30,796 | 28.7 | 99,664 | 3,313 | 3,470 | 20,848 |
| Waterloo | 101.8 | 104 | 2 909 | 2.9 | 20,301 | 28.0 | 195,199 | 6,035 | 6,978 | 50,311 |
| Perth | 204.0 | 191 | 6 207 | 3.0 | 20,018 | 32.5 | 104,804 | 3,400 | 3,225 | 8,088 |
| Huron | 304.5 | 213 | 7 625 | 2.5 | 21,300 | 35.8 | 100,002 | 2,477 | 2,794 | 10,453 |
| Bruce | 272.5 | 161 | 6 198 | 2.3 | 10,462 | 38.5 | 64,979 | 1,730 | 1,688 | 14,700 |
| Grey | 314.7 | 242 | 8 891 | 2.8 | 15,406 | 36.7 | 63,660 | 1,665 | 1,733 | 5,433 |
| Simcoe | 261.7 | 229 | 7 039 | 2.7 | 19,436 | 30.7 | 84,875 | 2,520 | 2,761 | 8,631 |
| **WESTERN** | **1 915.3** | **1,784** | **55 580** | **2.9** | **194,385** | **31.2** | **108,960** | **2,836** | **3,497** | **22,500** |
| Hamilton-Wentworth | 72.1 | 153 | 2 906 | 4.0 | 18,099 | 19.0 | 118,292 | 6,970 | 6,227 | 37,183 |
| Niagara | 118.2 | 273 | 3 059 | 2.6 | 26,563 | 11.2 | 97,301 | 10,455 | 8,684 | 129,168 |
| Haldimand-Norfolk | 237.2 | 219 | 5,511 | 2.3 | 19,379 | 25.2 | 88,490 | 3,210 | 3,517 | 14,576 |
| Brant | 72.9 | 52 | 1 350 | 1.9 | 5,630 | 26.0 | 108,274 | 4,105 | 4,171 | 3,887 |
| Oxford | 177.7 | 154 | 4 624 | 2.6 | 18,768 | 30.0 | 121,872 | 4,255 | 4,059 | 13,446 |
| Elgin | 165.7 | 119 | 3 549 | 2.1 | 11,758 | 29.8 | 98,806 | 3,260 | 3,313 | 14,289 |
| Kent | 219.3 | 161 | 4 101 | 1.9 | 18,496 | 25.5 | 114,880 | 4,600 | 4,510 | 21,230 |
| Essex | 147.0 | 186 | 3 243 | 2.2 | 18,616 | 17.4 | 100,087 | 5,225 | 5,740 | 15,995 |
| Lambton | 250.4 | 204 | 5 778 | 2.3 | 20,940 | 28.3 | 102,649 | 3,465 | 3,624 | 6,908 |
| Middlesex | 276.0 | 240 | 6 789 | 2.5 | 27,586 | 28.3 | 114,942 | 3,700 | 4,063 | 8,191 |
| **SOUTHERN** | **1 736.5** | **1,761** | **40 910** | **2.4** | **185,836** | **23.2** | **105,529** | **4,425** | **4,543** | **53,332** |
| Nipissing | 59.6 | 20 | 809 | 1.4 | 654 | 40.4 | 32,675 | 675 | 808 | 1,179 |
| Manitoulin | 101.5 | 11 | 438 | 0.4 | 217 | 39.8 | 19,736 | 490 | 496 | 482 |
| Sudbury | 56.2 | 24 | 1 002 | 1.8 | 845 | 41.8 | 35,192 | 615 | 843 | 6,796 |
| Timiskaming | 100.1 | 33 | 1 524 | 1.5 | 934 | 46.2 | 28,309 | 570 | 613 | 1,795 |
| Cochrane | 57.1 | 21 | 987 | 1.7 | 932 | 47.0 | 44,384 | 760 | 945 | 1,839 |
| Algoma | 50.4 | 23 | 942 | 1.9 | 783 | 41.0 | 34,031 | 773 | 830 | 1,226 |
| Thunder Bay | 32.9 | 12 | 436 | 1.3 | 642 | 36.4 | 53,500 | 1,115 | 1,472 | 3,742 |
| Rainy River | 101.6 | 30 | 1 804 | 1.8 | 998 | 60.1 | 33,276 | 355 | 553 | 1,013 |
| Kenora | 26.3 | 8 | 433 | 1.7 | 301 | 54.2 | 37,583 | 365 | 694 | 666 |
| **NORTHERN** | **585.7** | **182** | **8 375** | **1.4** | **6,305** | **46.0** | **34,644** | **628** | **753** | **2,876** |
| **PROVINCE** | **6 740.3** | **5,564** | **162 340** | **2.4** | **548,892** | **29.2** | **98,651** | **2,803** | **3,381** | **33,689** |

Appendix Table 5.-- All Farm Property Sales, All Sales Codes, by County, Ontario, 1984

| County and Region | Total Farm Properties ('000 ha) | Number of Sales | Area Sold Number of ha | Area Sold % of Total | Sales Value ($'000) | Avg. per Sale Area (ha) | Avg. per Sale Value ($) | Price ($/ha) Median | Price ($/ha) Mean | Price ($/ha) Std. Dev. |
|---|---|---|---|---|---|---|---|---|---|---|
| Glengarry ..... | 95.6 | 93 | 3 220 | 3.4 | 5,565 | 34.6 | 59,834 | 1,503 | 1,728 | 2,848 |
| Prescott ..... | 95.7 | 89 | 2 478 | 2.6 | 4,531 | 27.8 | 50,915 | 1,255 | 1,829 | 73,650 |
| Russell ..... | 49.0 | 51 | 1 311 | 2.7 | 2,723 | 25.7 | 53,384 | 1,680 | 2,077 | 24,375 |
| Stormont ..... | 74.2 | 66 | 2 081 | 2.8 | 3,441 | 31.5 | 52,140 | 1,360 | 1,654 | 15,943 |
| Dundas ..... | 79.9 | 85 | 2 657 | 3.3 | 5,846 | 31.3 | 68,772 | 1,600 | 2,200 | 3,668 |
| Ottawa-Carleton .... | 148.3 | 139 | 4 200 | 2.8 | 14,589 | 30.2 | 104,955 | 2,750 | 3,474 | 17,374 |
| Grenville ..... | 68.1 | 66 | 1 851 | 2.7 | 3,688 | 28.0 | 55,884 | 1,875 | 1,993 | 19,136 |
| Leeds ..... | 141.2 | 84 | 3 236 | 2.3 | 3,394 | 38.5 | 40,410 | 825 | 1,049 | 21,066 |
| Lanark ..... | 161.3 | 82 | 2 897 | 1.8 | 4,490 | 35.3 | 54,756 | 1,365 | 1,550 | 12,911 |
| Frontenac ..... | 135.1 | 60 | 2 356 | 1.7 | 3,042 | 39.3 | 50,696 | 1,350 | 1,291 | 5,243 |
| Lennox & Addington . | 108.6 | 66 | 2 534 | 2.3 | 2,893 | 38.4 | 43,826 | 1,110 | 1,142 | 29,576 |
| Renfrew ..... | 242.9 | 58 | 2 429 | 1.0 | 2,665 | 41.9 | 45,949 | 985 | 1,097 | 5,204 |
| **EASTERN ..... 1,400.0** | **939** | **31 249** | **2.2** | **56,866** | **33.3** | **60,560** | **1,493** | **1,820** | **27,357** |
| Hastings ..... | 171.1 | 98 | 3 616 | 2.1 | 4,906 | 36.9 | 50,061 | 1,240 | 1,357 | 9,211 |
| Prince Edward ..... | 81.4 | 60 | 1 967 | 2.4 | 3,975 | 32.8 | 66,256 | 2,035 | 2,021 | 17,012 |
| Northumberland ..... | 154.3 | 111 | 2 927 | 1.9 | 6,458 | 26.4 | 58,177 | 2,113 | 2,207 | 9,675 |
| Peterborough ..... | 156.6 | 118 | 3 795 | 2.4 | 8,096 | 32.2 | 68,614 | 2,295 | 2,134 | 16,758 |
| Victoria ..... | 201.5 | 193 | 7 916 | 3.9 | 12,508 | 41.0 | 64,808 | 1,743 | 1,580 | 21,709 |
| Durham ..... | 164.1 | 216 | 5 626 | 3.4 | 29,254 | 26.0 | 135,435 | 4,505 | 5,200 | 14,394 |
| York ..... | 104.1 | 145 | 2 959 | 2.8 | 71,804 | 20.4 | 495,203 | 16,180 | 24,268 | 38,762 |
| Muskoka ..... | 19.5 | 7 | 152 | 0.8 | 333 | 21.6 | 47,562 | 1,730 | 2,198 | 9,219 |
| Haliburton ..... | 16.2 | 5 | 160 | 1.0 | 192 | 32.1 | 38,500 | 1,010 | 1,200 | 830 |
| Parry Sound ..... | 64.8 | 14 | 470 | 0.7 | 888 | 33.5 | 63,436 | 805 | 1,891 | 3,695 |
| **CENTRAL ..... 1,133.4** | **967** | **29 588** | **2.6** | **138,415** | **30.6** | **143,139** | **2,541** | **4,678** | **22,584** |
| Peel ..... | 68.5 | 93 | 1 845 | 2.7 | 46,187 | 19.8 | 496,637 | 17,655 | 25,031 | 58,797 |
| Halton ..... | 56.2 | 98 | 1 980 | 3.5 | 22,166 | 20.2 | 226,185 | 8,970 | 11,193 | 91,536 |
| Dufferin ..... | 106.7 | 93 | 2 820 | 2.6 | 7,814 | 30.3 | 84,018 | 2,470 | 2,771 | 8,252 |
| Wellington ..... | 219.9 | 308 | 9 456 | 4.3 | 31,438 | 30.7 | 102,072 | 3,060 | 3,325 | 27,530 |
| Waterloo..... | 101.1 | 129 | 3 564 | 3.5 | 18,955 | 27.6 | 146,935 | 4,795 | 5,318 | 73,576 |
| Perth..... | 203.8 | 143 | 4 607 | 2.3 | 16,348 | 32.2 | 114,319 | 3,460 | 3,548 | 39,300 |
| Huron..... | 304.5 | 242 | 8 485 | 2.8 | 23,279 | 35.1 | 96,194 | 2,845 | 2,744 | 17,663 |
| Bruce ..... | 273.0 | 182 | 7 286 | 2.7 | 13,712 | 40.0 | 75,342 | 1,605 | 1,882 | 2,707 |
| Grey ..... | 315.4 | 257 | 9 575 | 3.0 | 14,696 | 37.3 | 57,182 | 1,426 | 1,535 | 2,127 |
| Simcoe ..... | 261.3 | 245 | 7 307 | 2.8 | 20,683 | 29.8 | 84,420 | 2,710 | 2,831 | 12,147 |
| **WESTERN ..... 1,910.5** | **1,790** | **56 925** | **3.0** | **215,277** | **31.8** | **120,267** | **2,722** | **3,782** | **37,046** |
| Hamilton-Wentworth . | 72.3 | 120 | 2 354 | 3.3 | 16,487 | 19.6 | 137,394 | 6,335 | 7,005 | 35,866 |
| Niagara ..... | 118.2 | 313 | 4 100 | 3.5 | 32,061 | 13.1 | 102,433 | 10,220 | 7,820 | 55,907 |
| Haldimand-Norfolk .. | 237.3 | 209 | 6 047 | 2.5 | 20,675 | 28.9 | 98,923 | 2,865 | 3,419 | 43,308 |
| Brant ..... | 72.8 | 70 | 1 920 | 2.6 | 9,780 | 27.4 | 139,710 | 4,685 | 5,092 | 7,584 |
| Oxford ..... | 177.4 | 162 | 4 866 | 2.7 | 19,838 | 30.0 | 122,456 | 4,395 | 4,077 | 19,572 |
| Elgin ..... | 165.1 | 101 | 3 348 | 2.0 | 11,204 | 33.1 | 110,933 | 3,655 | 3,347 | 35,262 |
| Kent ..... | 219.3 | 206 | 5 083 | 2.3 | 25,607 | 24.7 | 124,307 | 5,175 | 5,038 | 28,298 |
| Essex ..... | 147.1 | 225 | 3,622 | 2.5 | 22,210 | 16.1 | 98,711 | 6,300 | 6,133 | 20,898 |
| Lambton ..... | 250.3 | 166 | 4 876 | 1.9 | 17,385 | 29.4 | 104,728 | 3,585 | 3,566 | 17,396 |
| Middlesex ..... | 275.8 | 244 | 6 285 | 2.3 | 28,530 | 25.8 | 116,928 | 4,185 | 4,540 | 10,254 |
| **SOUTHERN ..... 1,735.6** | **1,816** | **42 499** | **2.4** | **203,778** | **23.4** | **112,212** | **4,688** | **4,795** | **33,674** |
| Nipissing ..... | 59.5 | 22 | 917 | 1.5 | 720 | 41.7 | 32,745 | 725 | 785 | 1,206 |
| Manitoulin ..... | 101.3 | 21 | 696 | 0.7 | 499 | 33.1 | 23,764 | 620 | 717 | 372 |
| Sudbury ..... | 56.3 | 23 | 899 | 1.6 | 2,158 | 39.1 | 93,821 | 1,430 | 2,399 | 18,507 |
| Timiskaming ..... | 100.4 | 29 | 1 290 | 1.3 | 800 | 44.5 | 27,598 | 510 | 620 | 1,827 |
| Cochrane ..... | 56.5 | 36 | 1 677 | 3.0 | 1,198 | 46.6 | 33,279 | 595 | 714 | 993 |
| Algoma ..... | 50.2 | 15 | 625 | 1.2 | 565 | 41.6 | 37,633 | 990 | 904 | 417 |
| Thunder Bay ..... | 32.6 | 18 | 719 | 2.2 | 1,371 | 39.9 | 76,194 | 1,405 | 1,908 | 1,494 |
| Rainy River ..... | 102.1 | 27 | 1 225 | 1.2 | 699 | 45.4 | 25,874 | 390 | 570 | 1,390 |
| Kenora ..... | 26.6 | 11 | 645 | 2.4 | 603 | 58.6 | 54,818 | 880 | 935 | 1,131 |
| **NORTHERN ..... 585.5** | **202** | **8 693** | **1.5** | **8,613** | **43.0** | **42,640** | **765** | **991** | **6,263** |
| **PROVINCE ..... 6,765.0** | **5,714** | **168 955** | **2.5** | **622,950** | **29.6** | **109,022** | **2,924** | **3,687** | **31,670** |

Appendix Table 6.--All Farm Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1980

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry ..... | 54 | 35.9 | 50,753 | 1,165 | 1,413 | 6,123 | 35 | 33.6 | 48,867 | 1,228 | 1,456 | 1,761 |
| Prescott ..... | 53 | 32.4 | 26,745 | 710 | 825 | 1,057 | 17 | 27.2 | 36,882 | 983 | 1,355 | 1,983 |
| Russell ..... | 32 | 31.2 | 49,337 | 1,260 | 1,580 | 598 | 34 | 25.3 | 50,364 | 1,925 | 1,994 | 2,169 |
| Stormont ..... | 46 | 31.9 | 48,228 | 1,355 | 1,514 | 5,532 | 25 | 25.6 | 36,888 | 1,470 | 1,442 | 1,837 |
| Dundas ..... | 80 | 33.9 | 48,190 | 1,235 | 1,420 | 1,704 | 8 | 23.2 | 26,662 | 725 | 1,147 | 2,201 |
| Ottawa-Carleton... | 39 | 30.4 | 100,056 | 2,480 | 3,291 | 5,420 | 42 | 27.8 | 83,274 | 2,615 | 2,996 | 13,801 |
| Grenville ..... | 13 | 39.9 | 59,269 | 960 | 1,485 | 911 | 27 | 31.8 | 81,871 | 1,230 | 2,574 | 16,837 |
| Leeds ..... | 32 | 41.9 | 45,222 | 1,135 | 1,079 | 1,692 | 37 | 32.3 | 41,642 | 1,200 | 1,288 | 1,980 |
| Lanark ..... | 20 | 43.8 | 43,050 | 955 | 983 | 817 | 38 | 37.2 | 65,977 | 1,825 | 1,773 | 2,996 |
| Frontenac ..... | 15 | 38.3 | 46,640 | 1,230 | 1,217 | 3,626 | 21 | 44.4 | 62,857 | 2,318 | 1,417 | 2,766 |
| Lennox & Addington | 34 | 47.4 | 47,584 | 935 | 1,003 | 2,336 | 31 | 35.5 | 48,565 | 1,373 | 1,366 | 1,827 |
| Renfrew ..... | 36 | 40.3 | 42,804 | 825 | 1,061 | 1,027 | 23 | 44.3 | 39,654 | 1,060 | 894 | 1,010 |
| **EASTERN ..... ** | **454** | **36.1** | **49,889** | **1,130** | **1,381** | **3,486** | **338** | **32.6** | **55,262** | **1,545** | **1,696** | **6,999** |
| Hastings ..... | 45 | 47.5 | 61,993 | 1,350 | 1,306 | 1,324 | 48 | 35.4 | 52,127 | 1,400 | 1,472 | 11,087 |
| Prince Edward .... | 23 | 40.7 | 43,223 | 1,020 | 1,061 | 976 | 25 | 35.9 | 51,770 | 1,440 | 1,440 | 2,035 |
| Northumberland ... | 66 | 35.2 | 78,566 | 2,145 | 2,232 | 5,675 | 63 | 30.0 | 65,472 | 2,473 | 2,185 | 2,668 |
| Peterborough ..... | 36 | 38.2 | 84,739 | 1,905 | 2,219 | 5,359 | 51 | 37.4 | 76,647 | 1,853 | 2,050 | 1,520 |
| Victoria ..... | 80 | 41.5 | 89,344 | 2,268 | 2,152 | 1,918 | 46 | 33.9 | 61,411 | 2,015 | 1,809 | 3,669 |
| Durham ..... | 93 | 31.8 | 117,071 | 3,510 | 3,681 | 5,924 | 87 | 28.5 | 125,141 | 4,220 | 4,394 | 10,848 |
| York ..... | 17 | 15.3 | 164,746 | 9,790 | 10,742 | 27,108 | 79 | 19.3 | 221,026 | 12,720 | 11,461 | 18,439 |
| Muskoka ..... | - | - | - | - | - | - | 6 | 29.0 | 39,250 | 1,465 | 1,354 | 987 |
| Haliburton ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound ..... | 7 | 47.7 | 35,500 | 830 | 744 | 565 | 7 | 32.6 | 27,123 | 920 | 833 | 592 |
| **CENTRAL ..... ** | **367** | **37.2** | **90,202** | **2,170** | **2,426** | **7,488** | **413** | **30.0** | **105,250** | **2,623** | **3,508** | **11,180** |
| Peel ..... | 10 | 19.6 | 192,650 | 9,075 | 9,842 | 22,668 | 85 | 17.1 | 195,176 | 10,340 | 11,409 | 28,482 |
| Halton ..... | 46 | 19.6 | 173,745 | 11,505 | 8,857 | 37,145 | 44 | 25.7 | 184,934 | 7,175 | 7,207 | 18,747 |
| Dufferin ..... | 33 | 38.5 | 94,729 | 2,100 | 2,459 | 16,968 | 56 | 33.3 | 85,137 | 2,810 | 2,560 | 2,793 |
| Wellington ..... | 138 | 39.2 | 109,994 | 2,520 | 2,809 | 43,755 | 108 | 30.1 | 109,440 | 3,695 | 3,638 | 10,109 |
| Waterloo ..... | 46 | 29.4 | 142,140 | 4,905 | 4,831 | 10,975 | 50 | 21.6 | 121,025 | 6,265 | 5,611 | 11,719 |
| Perth ..... | 103 | 35.2 | 126,998 | 3,703 | 3,609 | 7,207 | 21 | 20.1 | 110,210 | 7,360 | 5,495 | 17,743 |
| Huron ..... | 204 | 37.7 | 106,344 | 2,665 | 2,819 | 9,407 | 51 | 30.7 | 110,292 | 3,580 | 3,594 | 3,560 |
| Bruce ..... | 173 | 40.9 | 80,207 | 1,972 | 1,960 | 2,768 | 57 | 39.3 | 50,248 | 1,480 | 1,277 | 1,999 |
| Grey ..... | 105 | 44.0 | 62,267 | 1,478 | 1,415 | 1,213 | 160 | 36.1 | 58,574 | 1,580 | 1,620 | 1,337 |
| Simcoe ..... | 100 | 34.9 | 94,887 | 2,495 | 2,722 | 5,024 | 105 | 27.0 | 88,078 | 2,920 | 3,259 | 13,996 |
| **WESTERN ..... ** | **958** | **37.2** | **103,800** | **2,475** | **2,791** | **19,793** | **737** | **29.3** | **104,191** | **3,043** | **3,551** | **13,341** |
| Hamilton-Wentworth | 41 | 28.8 | 133,137 | 4,440 | 4,629 | 15,650 | 36 | 16.1 | 146,350 | 10,565 | 9,082 | 37,323 |
| Niagara ..... | 52 | 17.9 | 120,943 | 8,480 | 6,758 | 36,874 | 177 | 12.2 | 92,618 | 8,560 | 7,561 | 29,414 |
| Haldimand-Norfolk. | 177 | 30.1 | 113,895 | 3,500 | 3,782 | 6,371 | 35 | 26.2 | 89,673 | 2,900 | 3,427 | 11,023 |
| Brant ..... | 53 | 33.9 | 144,834 | 4,340 | 4,271 | 9,901 | 28 | 24.1 | 91,718 | 4,355 | 3,801 | 15,174 |
| Oxford ..... | 84 | 34.3 | 154,191 | 4,565 | 4,496 | 3,140 | 3 | 20.2 | 115,000 | 6,000 | 5,684 | 1,163 |
| Elgin ..... | 105 | 34.8 | 133,401 | 3,948 | 3,832 | 2,948 | 2 | 24.5 | 82,250 | 2,795 | 3,356 | 2,588 |
| Kent ..... | 157 | 27.2 | 136,517 | 5,140 | 5,011 | 7,788 | 12 | 17.7 | 99,520 | 5,245 | 5,618 | 6,227 |
| Essex ..... | 150 | 20.1 | 160,202 | 7,425 | 7,961 | 15,786 | 38 | 14.3 | 134,108 | 8,405 | 9,388 | 17,468 |
| Lambton ..... | 191 | 29.4 | 101,785 | 3,353 | 3,466 | 4,124 | 24 | 20.1 | 103,676 | 5,565 | 5,150 | 20,295 |
| Middlesex ..... | 97 | 29.6 | 113,427 | 3,830 | 3,834 | 5,877 | 10 | 21.6 | 143,451 | 6,005 | 6,642 | 6,441 |
| **SOUTHERN ..... ** | **1,107** | **28.5** | **128,681** | **4,288** | **4,515** | **11,678** | **365** | **16.2** | **104,360** | **7,409** | **6,452** | **25,494** |
| Nipissing ..... | 6 | 39.6 | 32,066 | 625 | 809 | 1,885 | 7 | 66.1 | 35,500 | 490 | 537 | 392 |
| Manitoulin..... | 11 | 33.7 | 26,455 | 720 | 784 | 502 | 6 | 37.1 | 17,500 | 245 | 472 | 792 |
| Sudbury ..... | 16 | 45.8 | 43,219 | 715 | 945 | 8,260 | 4 | 50.6 | 22,825 | 355 | 451 | 157 |
| Timiskaming ..... | 19 | 57.2 | 43,074 | 760 | 753 | 468 | 16 | 45.8 | 22,858 | 445 | 499 | 257 |
| Cochrane ..... | 14 | 49.6 | 26,879 | 445 | 542 | 658 | 7 | 40.0 | 26,351 | 570 | 659 | 546 |
| Algoma ..... | - | - | - | - | - | - | 9 | 44.9 | 54,786 | 1,530 | 1,221 | 2,322 |
| Thunder Bay ..... | 8 | 40.3 | 44,201 | 655 | 1,097 | 1,499 | - | - | - | - | - | - |
| Rainy River ..... | 22 | 59.0 | 27,945 | 175 | 474 | 559 | 10 | 73.4 | 55,550 | 525 | 757 | 496 |
| Kenora ..... | - | - | - | - | - | - | 5 | 57.1 | 21,960 | 270 | 385 | 1,014 |
| **NORTHERN ..... ** | **97** | **49.2** | **34,578** | **580** | **702** | **3,358** | **65** | **51.7** | **34,359** | **510** | **665** | **979** |
| **PROVINCE ..... ** | **2,983** | **34.2** | **100,904** | **2,668** | **2,951** | **13,704** | **1,918** | **28.3** | **93,462** | **2,798** | **3,302** | **15,241** |

"-" indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 7.--All Farm Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1981

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry ..... | 36 | 36.9 | 51,828 | 1,215 | 1,403 | 15,942 | 27 | 34.7 | 46,360 | 1,090 | 1,335 | 1,455 |
| Prescott ..... | 50 | 33.9 | 37,554 | 845 | 1,108 | 34,487 | 29 | 37.8 | 63,129 | 1,290 | 1,668 | 1,000 |
| Russell ..... | 27 | 31.3 | 43,540 | 1,050 | 1,389 | 776 | 24 | 20.0 | 58,698 | 2,225 | 2,939 | 4,690 |
| Stormont ..... | 33 | 38.5 | 62,122 | 1,283 | 1,613 | 931 | 16 | 29.5 | 37,577 | 1,110 | 1,273 | 3,995 |
| Dundas ..... | 75 | 32.4 | 55,911 | 1,263 | 1,726 | 2,865 | 11 | 23.1 | 29,850 | 760 | 1,291 | 1,388 |
| Ottawa-Carleton .. | 29 | 31.8 | 97,204 | 2,590 | 3,061 | 1,777 | 56 | 30.2 | 82,812 | 2,475 | 2,743 | 19,709 |
| Grenville ..... | 24 | 39.5 | 68,592 | 1,005 | 1,735 | 4,727 | 22 | 38.0 | 58,473 | 1,605 | 1,538 | 2,340 |
| Leeds ..... | 39 | 47.4 | 51,048 | 930 | 1,077 | 1,566 | 32 | 37.5 | 43,060 | 1,025 | 1,147 | 2,975 |
| Lanark ..... | 12 | 41.6 | 39,392 | 765 | 947 | 1,078 | 31 | 43.7 | 63,968 | 1,620 | 1,465 | 1,705 |
| Frontenac ..... | 11 | 49.5 | 74,691 | 1,330 | 1,509 | 363 | 32 | 48.0 | 50,082 | 1,205 | 1,043 | 1,236 |
| Lennox & Addington | 13 | 45.0 | 44,790 | 710 | 995 | 453 | 28 | 43.6 | 46,939 | 895 | 1,078 | 1,708 |
| Renfrew ..... | 33 | 38.5 | 41,707 | 1,210 | 1,084 | 992 | 25 | 35.3 | 43,664 | 1,480 | 1,236 | 1,497 |
| **EASTERN ..... ** | **382** | **37.1** | **54,637** | **1,192** | **1,471** | **13,429** | **333** | **35.9** | **56,199** | **1,490** | **1,564** | **8,345** |
| Hastings ..... | 23 | 50.6 | 80,974 | 1,390 | 1,599 | 1,589 | 47 | 36.1 | 42,882 | 1,388 | 1,189 | 1,757 |
| Prince Edward .... | 34 | 41.3 | 59,570 | 1,425 | 1,443 | 1,836 | 18 | 32.3 | 53,786 | 1,235 | 1,663 | 1,849 |
| Northumberland ... | 70 | 38.3 | 84,616 | 1,975 | 2,207 | 2,163 | 54 | 30.8 | 79,410 | 2,435 | 2,580 | 4,254 |
| Peterborough ..... | 48 | 41.7 | 98,731 | 2,015 | 2,366 | 3,513 | 52 | 27.8 | 69,340 | 2,435 | 2,492 | 5,295 |
| Victoria ..... | 72 | 39.4 | 78,666 | 2,295 | 1,998 | 3,753 | 56 | 35.5 | 58,702 | 1,845 | 1,653 | 2,373 |
| Durham ..... | 66 | 40.0 | 127,360 | 3,075 | 3,184 | 8,848 | 107 | 28.5 | 138,811 | 4,273 | 4,866 | 15,823 |
| York ..... | 14 | 12.7 | 127,457 | 14,415 | 10,030 | 20,416 | 115 | 26.2 | 486,114 | 12,970 | 18,569 | 35,381 |
| Muskoka ..... | 6 | 26.4 | 59,083 | 1,685 | 2,240 | 1,060 | 4 | 33.5 | 55,150 | 2,085 | 1,644 | 2,074 |
| Haliburton ..... | - | - | - | - | - | - | 3 | 23.1 | 46,667 | 1,690 | 2,016 | 2,362 |
| Parry Sound ..... | 2 | 31.1 | 54,000 | 1,315 | 1,739 | 1,404 | 4 | 41.5 | 35,875 | 585 | 865 | 776 |
| **CENTRAL ..... ** | **336** | **39.2** | **92,014** | **2,245** | **2,348** | **6,435** | **460** | **30.0** | **185,706** | **3,308** | **6,187** | **20,755** |
| Peel ..... | 2 | 30.3 | 52,501 | 645 | 1,732 | 11,545 | 107 | 15.5 | 287,628 | 17,190 | 18,523 | 35,630 |
| Halton ..... | 8 | 26.1 | 105,451 | 3,645 | 4,045 | 5,246 | 81 | 17.6 | 219,554 | 11,645 | 12,480 | 39,810 |
| Dufferin ..... | 33 | 41.9 | 103,926 | 2,098 | 2,483 | 2,529 | 83 | 35.3 | 95,315 | 2,293 | 2,698 | 4,382 |
| Wellington ..... | 148 | 39.4 | 138,629 | 2,835 | 3,516 | 24,938 | 133 | 33.0 | 121,601 | 3,570 | 3,679 | 7,939 |
| Waterloo ..... | 66 | 30.2 | 162,091 | 4,775 | 5,372 | 35,921 | 45 | 22.7 | 159,218 | 7,050 | 7,020 | 16,248 |
| Perth ..... | 148 | 34.3 | 141,558 | 4,228 | 4,133 | 34,299 | 17 | 29.5 | 111,172 | 4,390 | 3,765 | 3,738 |
| Huron ..... | 224 | 37.0 | 119,934 | 3,215 | 3,243 | 5,551 | 53 | 35.3 | 115,039 | 3,360 | 3,260 | 5,629 |
| Bruce ..... | 137 | 42.8 | 89,334 | 2,158 | 2,085 | 7,184 | 52 | 41.7 | 67,578 | 1,675 | 1,622 | 1,816 |
| Grey ..... | 133 | 39.2 | 66,536 | 1,638 | 1,698 | 14,152 | 156 | 37.3 | 68,507 | 1,845 | 1,838 | 3,601 |
| Simcoe ..... | 108 | 38.8 | 110,660 | 2,855 | 2,849 | 22,235 | 87 | 27.2 | 93,024 | 3,350 | 3,418 | 5,948 |
| **WESTERN ..... ** | **1,007** | **37.8** | **115,639** | **2,822** | **3,056** | **20,994** | **814** | **29.7** | **135,246** | **3,440** | **4,558** | **20,131** |
| Hamilton-Wentworth | 34 | 30.0 | 137,957 | 4,945 | 4,602 | 36,749 | 71 | 22.0 | 195,693 | 7,980 | 8,892 | 18,905 |
| Niagara ..... | 50 | 23.9 | 125,120 | 4,295 | 5,238 | 24,831 | 214 | 13.1 | 84,930 | 7,245 | 6,490 | 25,790 |
| Haldimand-Norfolk. | 180 | 31.6 | 124,346 | 3,115 | 3,939 | 8,362 | 47 | 31.6 | 86,487 | 2,590 | 2,734 | 11,513 |
| Brant ..... | 50 | 33.0 | 160,654 | 4,685 | 4,870 | 18,566 | 27 | 26.4 | 155,151 | 6,280 | 5,871 | 6,225 |
| Oxford ..... | 147 | 35.3 | 179,960 | 5,330 | 5,102 | 6,613 | 6 | 18.1 | 57,783 | 3,215 | 3,184 | 4,894 |
| Elgin ..... | 121 | 31.5 | 159,697 | 4,890 | 5,063 | 18,256 | 4 | 74.7 | 467,150 | 4,945 | 6,250 | 3,377 |
| Kent ..... | 144 | 25.3 | 161,301 | 6,655 | 6,385 | 9,111 | 17 | 16.1 | 110,027 | 7,210 | 6,825 | 16,796 |
| Essex ..... | 153 | 21.0 | 145,232 | 7,408 | 6,918 | 14,866 | 33 | 18.3 | 152,896 | 8,640 | 8,341 | 27,141 |
| Lambton ..... | 227 | 30.9 | 126,915 | 4,160 | 4,113 | 3,267 | 40 | 24.7 | 135,688 | 5,665 | 5,502 | 7,290 |
| Middlesex ..... | 219 | 27.8 | 138,039 | 4,941 | 4,964 | 6,381 | 28 | 26.1 | 125,607 | 4,125 | 4,814 | 11,117 |
| **SOUTHERN ..... ** | **1,325** | **29.0** | **144,624** | **4,942** | **4,979** | **12,588** | **487** | **19.6** | **119,916** | **6,373** | **6,104** | **20,805** |
| Nipissing ..... | 5 | 56.9 | 121,181 | 1,410 | 2,129 | 3,619 | 19 | 42.6 | 28,632 | 590 | 672 | 945 |
| Manitoulin ..... | 13 | 36.4 | 29,000 | 740 | 797 | 385 | 3 | 40.5 | 20,667 | 370 | 511 | 473 |
| Sudbury ..... | 16 | 42.6 | 59,190 | 815 | 1,391 | 2,378 | 5 | 50.3 | 19,006 | 430 | 378 | 146 |
| Timiskaming ..... | 37 | 54.9 | 42,340 | 640 | 771 | 1,122 | 4 | 64.0 | 44,222 | 425 | 691 | 551 |
| Cochrane ..... | 20 | 43.8 | 27,478 | 375 | 628 | 1,815 | 6 | 42.4 | 21,550 | 495 | 508 | 622 |
| Algoma ..... | 11 | 42.2 | 51,045 | 930 | 1,211 | 1,607 | 8 | 40.0 | 39,644 | 1,065 | 992 | 612 |
| Thunder Bay ..... | 7 | 36.8 | 58,007 | 2,180 | 1,576 | 1,197 | 5 | 28.2 | 33,620 | 650 | 1,194 | 2,975 |
| Rainy River ..... | 21 | 54.7 | 18,518 | 250 | 339 | 465 | 18 | 61.0 | 34,153 | 415 | 560 | 356 |
| Kenora ..... | 7 | 86.1 | 53,000 | 720 | 616 | 457 | 4 | 52.9 | 42,500 | 385 | 803 | 1,045 |
| **NORTHERN ..... ** | **137** | **49.8** | **42,143** | **650** | **847** | **1,531** | **72** | **48.1** | **31,628** | **500** | **657** | **983** |
| **PROVINCE ..... ** | **3,187** | **34.8** | **114,728** | **3,043** | **3,301** | **15,306** | **2,166** | **29.1** | **126,918** | **3,283** | **4,367** | **18,895** |

- Indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 8.--All Farm Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1982

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry | 33 | 33.8 | 68,593 | 1,580 | 2,028 | 2,462 | 32 | 32.8 | 51,499 | 1,530 | 1,569 | 2,406 |
| Prescott | 44 | 31.7 | 40,306 | 1,095 | 1,273 | 4,883 | 16 | 23.0 | 48,031 | 1,605 | 2,092 | 13,466 |
| Russell | 27 | 29.2 | 71,120 | 2,370 | 2,439 | 1,696 | 18 | 22.9 | 49,778 | 1,855 | 2,173 | 3,946 |
| Stormont | 25 | 34.9 | 55,410 | 1,670 | 1,589 | 1,227 | 24 | 35.9 | 52,034 | 1,255 | 1,451 | 3,831 |
| Dundas | 113 | 32.9 | 22,679 | 500 | 690 | 1,556 | 5 | 17.3 | 45,200 | 2,730 | 2,605 | 1,699 |
| Ottawa-Carleton | 32 | 33.3 | 120,323 | 2,335 | 3,616 | 3,765 | 51 | 28.9 | 89,894 | 3,710 | 3,114 | 5,482 |
| Grenville | 15 | 41.1 | 92,037 | 970 | 2,242 | 38,376 | 25 | 32.9 | 60,174 | 1,160 | 1,829 | 1,930 |
| Leeds | 32 | 42.9 | 51,888 | 815 | 1,209 | 42,420 | 28 | 36.1 | 43,276 | 1,045 | 1,200 | 2,632 |
| Lanark | 28 | 33.4 | 37,930 | 815 | 1,136 | 2,506 | 29 | 43.0 | 68,155 | 1,440 | 1,586 | 1,491 |
| Frontenac | 7 | 60.7 | 31,049 | 490 | 511 | 1,182 | 30 | 36.4 | 38,582 | 1,075 | 1,059 | 2,058 |
| Lennox & Addington | 14 | 49.3 | 47,139 | 785 | 956 | 4,142 | 17 | 25.1 | 48,324 | 1,680 | 1,921 | 2,686 |
| Renfrew | 26 | 43.8 | 48,322 | 1,215 | 1,104 | 1,499 | 19 | 42.9 | 43,774 | 1,000 | 1,020 | 5,549 |
| **EASTERN** | **396** | **35.7** | **50,486** | **993** | **1,415** | **14,161** | **294** | **32.9** | **57,398** | **1,598** | **1,746** | **4,665** |
| Hastings | 40 | 42.8 | 42,556 | 1,005 | 995 | 26,604 | 29 | 38.0 | 52,456 | 1,110 | 1,381 | 2,222 |
| Prince Edward | 28 | 27.3 | 42,367 | 1,595 | 1,553 | 1,324 | 20 | 31.2 | 54,973 | 1,585 | 1,761 | 5,608 |
| Northumberland | 40 | 24.8 | 51,685 | 1,975 | 2,085 | 3,170 | 58 | 27.2 | 60,168 | 2,060 | 2,209 | 2,567 |
| Peterborough | 18 | 44.1 | 90,376 | 2,115 | 2,048 | 1,398 | 34 | 30.7 | 81,738 | 2,485 | 2,664 | 13,073 |
| Victoria | 52 | 37.5 | 64,153 | 1,515 | 1,712 | 1,787 | 45 | 32.5 | 48,418 | 1,420 | 1,492 | 3,571 |
| Durham | 45 | 35.7 | 100,451 | 3,083 | 2,812 | 13,676 | 68 | 24.2 | 185,640 | 5,495 | 7,662 | 18,094 |
| York | 23 | 19.2 | 110,629 | 10,300 | 5,757 | 17,001 | 57 | 22.5 | 515,964 | 13,740 | 22,936 | 35,752 |
| Muskoka | 3 | 14.0 | 15,000 | 6,170 | 1,074 | 6,102 | 5 | 22.4 | 48,840 | 2,070 | 2,178 | 8,195 |
| Haliburton | - | - | - | - | - | - | 3 | 20.5 | 25,450 | 720 | 1,243 | 1,929 |
| Parry Sound | 5 | 29.2 | 26,240 | 1,270 | 899 | 697 | 3 | 31.1 | 19,067 | 460 | 614 | 791 |
| **CENTRAL** | **254** | **33.3** | **67,557** | **1,975** | **2,032** | **13,111** | **322** | **28.0** | **166,086** | **2,675** | **5,939** | **19,673** |
| Peel | 2 | 20.6 | 94,500 | 3,405 | 4,585 | 142,750 | 78 | 17.3 | 241,088 | 11,795 | 13,920 | 39,021 |
| Halton | 3 | 13.2 | 60,440 | 6,760 | 4,580 | 6,441 | 57 | 21.0 | 208,999 | 11,110 | 9,975 | 22,661 |
| Dufferin | 44 | 36.6 | 75,131 | 1,965 | 2,052 | 2,039 | 49 | 35.4 | 94,847 | 2,473 | 2,678 | 2,729 |
| Wellington | 107 | 36.4 | 105,521 | 2,728 | 2,903 | 15,288 | 79 | 32.6 | 105,808 | 3,580 | 3,249 | 17,479 |
| Waterloo | 47 | 36.4 | 157,865 | 4,010 | 4,332 | 43,649 | 42 | 19.7 | 113,401 | 5,475 | 5,746 | 41,272 |
| Perth | 98 | 33.5 | 126,222 | 3,975 | 3,771 | 4,463 | 17 | 22.4 | 159,903 | 5,930 | 7,130 | 6,954 |
| Huron | 170 | 36.4 | 104,261 | 3,065 | 2,862 | 4,046 | 37 | 26.8 | 94,477 | 4,110 | 3,527 | 7,569 |
| Bruce | 110 | 38.1 | 73,056 | 1,755 | 1,916 | 9,983 | 39 | 41.2 | 85,033 | 1,970 | 2,063 | 1,481 |
| Grey | 90 | 38.3 | 63,625 | 1,335 | 1,662 | 2,196 | 133 | 31.2 | 53,417 | 1,550 | 1,714 | 3,954 |
| Simcoe | 70 | 35.9 | 93,588 | 2,715 | 2,606 | 5,738 | 77 | 32.3 | 90,770 | 2,608 | 2,809 | 3,914 |
| **WESTERN** | **741** | **36.3** | **98,238** | **2,633** | **2,704** | **14,327** | **608** | **28.4** | **118,604** | **3,245** | **4,169** | **20,754** |
| Hamilton-Wentworth | 29 | 28.1 | 111,056 | 4,240 | 3,951 | 24,996 | 52 | 17.8 | 116,364 | 7,195 | 6,550 | 25,166 |
| Niagara | 22 | 17.4 | 143,468 | 11,975 | 8,236 | 51,909 | 207 | 12.8 | 92,269 | 8,115 | 7,236 | 46,645 |
| Haldimand-Norfolk | 112 | 28.7 | 125,937 | 3,215 | 4,387 | 12,245 | 40 | 28.4 | 70,809 | 2,025 | 2,492 | 3,791 |
| Brant | 26 | 27.4 | 151,238 | 3,705 | 5,529 | 13,600 | 20 | 25.0 | 83,153 | 4,515 | 3,327 | 5,068 |
| Oxford | 125 | 32.4 | 140,818 | 4,690 | 4,340 | 25,315 | 4 | 25.4 | 119,500 | 4,285 | 4,707 | 5,367 |
| Elgin | 62 | 33.7 | 127,457 | 4,485 | 3,785 | 16,034 | 8 | 17.5 | 64,234 | 4,025 | 3,678 | 3,229 |
| Kent | 97 | 27.4 | 118,107 | 4,318 | 4,318 | 3,781 | 11 | 13.9 | 70,745 | 6,420 | 5,092 | 9,109 |
| Essex | 120 | 16.8 | 89,838 | 5,695 | 5,347 | 19,285 | 16 | 17.8 | 84,252 | 4,785 | 4,726 | 7,357 |
| Lambton | 128 | 27.6 | 97,268 | 3,698 | 3,528 | 9,351 | 31 | 26.2 | 84,467 | 3,170 | 3,224 | 5,414 |
| Middlesex | 131 | 26.8 | 123,427 | 4,035 | 4,604 | 57,905 | 11 | 25.2 | 117,682 | 4,980 | 4,679 | 8,500 |
| **SOUTHERN** | **852** | **27.0** | **118,280** | **4,247** | **4,385** | **28,361** | **400** | **17.4** | **91,693** | **5,750** | **5,263** | **35,002** |
| Nipissing | 7 | 42.2 | 56,929 | 1,470 | 1,350 | 2,203 | 12 | 48.5 | 28,164 | 555 | 581 | 352 |
| Manitoulin | 8 | 38.0 | 23,696 | 495 | 624 | 271 | 4 | 40.3 | 39,875 | 875 | 990 | 256 |
| Sudbury | 3 | 34.6 | 14,833 | 300 | 429 | 524 | 10 | 59.3 | 24,293 | 405 | 410 | 678 |
| Timiskaming | 37 | 48.7 | 35,673 | 680 | 732 | 550 | 3 | 44.5 | 27,833 | 700 | 625 | 1,043 |
| Cochrane | 16 | 43.3 | 19,807 | 255 | 458 | 1,193 | 4 | 38.2 | 28,250 | 475 | 740 | 6,192 |
| Algoma | 7 | 60.6 | 47,043 | 600 | 776 | 874 | 4 | 52.1 | 22,329 | 235 | 428 | 386 |
| Thunder Bay | 4 | 43.3 | 73,500 | 985 | 1,699 | - | - | - | - | - | - | - |
| Rainy River | 11 | 42.5 | 22,779 | 660 | 536 | 645 | 10 | 36.4 | 25,750 | 495 | 708 | 4,066 |
| Kenora | - | - | - | - | - | - | - | - | - | - | - | - |
| **NORTHERN** | **94** | **46.0** | **33,630** | **665** | **732** | **924** | **49** | **46.6** | **26,770** | **530** | **575** | **1,879** |
| **PROVINCE** | **2,337** | **32.9** | **91,520** | **2,558** | **2,785** | **20,322** | **1,673** | **27.0** | **107,863** | **2,957** | **3,991** | **23,050** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 9.--All Farm Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1983

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry ..... | 25 | 35.6 | 50,742 | 1,188 | 1,426 | 1,948 | 29 | 30.4 | 54,759 | 2,010 | 1,802 | 5,350 |
| Prescott ..... | 37 | 37.8 | 41,944 | 868 | 1,109 | 28,743 | 29 | 25.1 | 58,479 | 1,710 | 2,330 | 7,018 |
| Russell ..... | 36 | 28.6 | 47,701 | 1,515 | 1,670 | 929 | 25 | 24.9 | 51,460 | 2,098 | 2,063 | 2,355 |
| Stormont ..... | 32 | 33.4 | 47,876 | 1,345 | 1,433 | 2,837 | 20 | 26.9 | 53,647 | 2,145 | 1,996 | 2,976 |
| Dundas ..... | 59 | 33.0 | 42,122 | 1,373 | 1,277 | 1,385 | 20 | 16.0 | 45,525 | 1,945 | 2,837 | 5,788 |
| Ottawa-Carleton .. | 25 | 36.0 | 77,238 | 2,280 | 2,148 | 2,221 | 100 | 24.8 | 85,970 | 3,055 | 3,467 | 8,442 |
| Grenville ..... | 19 | 31.0 | 73,822 | 1,790 | 2,382 | 3,465 | 42 | 25.9 | 56,596 | 2,115 | 2,188 | 4,730 |
| Leeds ..... | 43 | 41.8 | 41,061 | 880 | 981 | 2,259 | 44 | 32.1 | 42,360 | 1,265 | 1,321 | 1,939 |
| Lanark ..... | 17 | 45.6 | 55,802 | 930 | 1,223 | 1,105 | 33 | 35.7 | 46,646 | 1,450 | 1,306 | 3,030 |
| Frontenac ..... | 10 | 69.5 | 53,500 | 865 | 770 | 1,766 | 35 | 36.8 | 62,429 | 1,510 | 1,696 | 3,033 |
| Lennox & Addington | 25 | 48.2 | 51,842 | 1,240 | 1,075 | 1,048 | 45 | 36.5 | 47,294 | 1,540 | 1,296 | 1,777 |
| Renfrew ..... | 40 | 41.6 | 43,923 | 965 | 1,056 | 1,140 | 18 | 38.6 | 58,025 | 1,255 | 1,501 | 1,137 |
| **EASTERN ..... ** | **368** | **37.9** | **49,432** | **1,235** | **1,303** | **9,191** | **440** | **29.3** | **59,747** | **1,968** | **2,042** | **5,344** |
| Hastings ..... | 35 | 37.8 | 38,596 | 1,110 | 1,020 | 13,217 | 50 | 38.6 | 48,561 | 1,195 | 1,260 | 1,952 |
| Prince Edward .... | 25 | 33.3 | 55,014 | 1,370 | 1,654 | 1,603 | 26 | 25.6 | 48,340 | 2,295 | 1,885 | 2,472 |
| Northumberland ... | 45 | 39.5 | 60,402 | 1,650 | 1,529 | 1,823 | 70 | 28.4 | 79,567 | 2,675 | 2,806 | 5,949 |
| Peterborough ..... | 33 | 36.4 | 65,038 | 1,600 | 1,785 | 1,968 | 78 | 28.3 | 66,897 | 2,445 | 2,362 | 6,907 |
| Victoria ..... | 55 | 42.8 | 86,139 | 1,950 | 2,012 | 1,518 | 83 | 35.7 | 66,950 | 1,968 | 1,877 | 3,869 |
| Durham ..... | 59 | 41.4 | 129,329 | 2,980 | 3,121 | 20,192 | 102 | 27.5 | 134,655 | 4,775 | 4,889 | 8,473 |
| York ..... | 16 | 26.8 | 146,592 | 5,935 | 5,475 | 17,935 | 110 | 20.6 | 283,062 | 10,665 | 13,773 | 21,478 |
| Muskoka ..... | 3 | 40.1 | 54,000 | 1,270 | 1,347 | 482 | 6 | 31.5 | 56,057 | 1,735 | 1,780 | 10,254 |
| Haliburton ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound ..... | 3 | 27.1 | 34,000 | 1,940 | 1,254 | 1,703 | 4 | 29.1 | 47,625 | 1,425 | 1,638 | 2,132 |
| **CENTRAL ..... ** | **275** | **38.4** | **82,357** | **1,900** | **2,142** | **11,369** | **530** | **28.6** | **123,519** | **3,125** | **4,318** | **12,348** |
| Peel ..... | 4 | 18.1 | 60,503 | 3,245 | 3,351 | 4,918 | 86 | 16.2 | 172,250 | 12,045 | 10,609 | 46,423 |
| Halton ..... | 7 | 22.1 | 167,544 | 5,940 | 7,584 | 59,476 | 78 | 20.0 | 192,336 | 9,795 | 9,626 | 37,892 |
| Dufferin ..... | 40 | 38.4 | 96,664 | 2,095 | 2,515 | 4,684 | 73 | 31.3 | 79,358 | 2,730 | 2,538 | 10,767 |
| Wellington ..... | 117 | 40.7 | 101,920 | 2,690 | 2,505 | 4,357 | 143 | 26.7 | 99,232 | 3,800 | 3,722 | 9,870 |
| Waterloo ..... | 49 | 36.4 | 268,628 | 5,350 | 7,388 | 26,224 | 50 | 22.3 | 126,432 | 6,735 | 5,657 | 52,964 |
| Perth ..... | 142 | 35.4 | 117,270 | 3,455 | 3,310 | 4,806 | 35 | 24.5 | 77,911 | 3,210 | 3,179 | 8,813 |
| Huron ..... | 160 | 38.4 | 99,767 | 2,225 | 2,599 | 6,386 | 42 | 31.4 | 123,864 | 3,950 | 3,944 | 12,438 |
| Bruce ..... | 117 | 39.7 | 67,465 | 1,740 | 1,698 | 16,877 | 40 | 36.6 | 61,177 | 1,565 | 1,671 | 1,694 |
| Grey ..... | 107 | 40.5 | 67,343 | 1,328 | 1,664 | 2,263 | 127 | 34.8 | 62,328 | 1,740 | 1,792 | 4,033 |
| Simcoe ..... | 66 | 37.0 | 104,632 | 2,475 | 2,832 | 5,345 | 116 | 29.9 | 82,979 | 2,715 | 2,776 | 8,804 |
| **WESTERN ..... ** | **809** | **38.2** | **105,054** | **2,360** | **2,751** | **11,363** | **790** | **27.5** | **106,377** | **3,355** | **3,874** | **24,792** |
| Hamilton-Wentworth | 45 | 22.6 | 139,973 | 5,200 | 6,203 | 52,290 | 93 | 17.9 | 114,918 | 8,180 | 6,418 | 18,721 |
| Niagara ..... | 24 | 18.7 | 109,889 | 9,305 | 5,891 | 12,995 | 222 | 11.1 | 101,451 | 10,635 | 9,154 | 138,088 |
| Haldimand-Norfolk. | 160 | 26.4 | 92,974 | 3,435 | 3,515 | 9,415 | 46 | 24.2 | 86,054 | 2,625 | 3,560 | 25,010 |
| Brant ..... | 34 | 29.2 | 114,870 | 3,725 | 3,934 | 2,235 | 17 | 20.3 | 99,687 | 4,600 | 4,912 | 5,957 |
| Oxford ..... | 137 | 32.1 | 126,629 | 4,170 | 3,943 | 11,923 | 11 | 9.6 | 61,711 | 8,540 | 6,429 | 11,279 |
| Elgin ..... | 91 | 30.9 | 103,313 | 3,340 | 3,347 | 16,249 | 23 | 28.6 | 99,932 | 3,680 | 3,500 | 3,882 |
| Kent ..... | 142 | 27.9 | 121,142 | 4,435 | 4,335 | 5,560 | 11 | 8.5 | 67,632 | 10,670 | 7,923 | 6,645 |
| Essex ..... | 131 | 18.2 | 99,645 | 5,220 | 5,465 | 17,852 | 45 | 16.1 | 119,216 | 6,580 | 7,419 | 10,131 |
| Lambton ..... | 143 | 31.7 | 108,686 | 3,260 | 3,428 | 6,668 | 44 | 19.9 | 96,240 | 4,995 | 4,845 | 7,936 |
| Middlesex ..... | 159 | 30.4 | 123,287 | 3,703 | 4,055 | 7,089 | 43 | 25.3 | 113,780 | 4,810 | 4,490 | 11,531 |
| **SOUTHERN ..... ** | **1,066** | **27.8** | **112,446** | **3,951** | **4,047** | **15,112** | **555** | **16.4** | **102,839** | **6,660** | **6,254** | **88,074** |
| Nipissing ..... | 6 | 41.7 | 33,917 | 295 | 814 | 2,214 | 14 | 39.9 | 32,143 | 715 | 805 | 384 |
| Manitoulin ..... | 4 | 36.7 | 20,525 | 495 | 560 | 235 | 6 | 41.8 | 20,417 | 395 | 488 | 646 |
| Sudbury ..... | 7 | 59.6 | 33,629 | 430 | 564 | 539 | 15 | 37.8 | 33,147 | 610 | 876 | 1,349 |
| Timiskaming ..... | 29 | 48.8 | 28,756 | 400 | 590 | 614 | - | - | - | - | - | - |
| Cochrane ..... | 14 | 48.8 | 38,112 | 735 | 780 | 755 | 4 | 32.3 | 76,125 | 2,155 | 2,360 | 3,964 |
| Algoma ..... | 12 | 41.0 | 40,742 | 985 | 995 | 1,412 | 6 | 50.5 | 38,653 | 565 | 765 | 454 |
| Thunder Bay ..... | 8 | 38.6 | 54,375 | 1,115 | 1,407 | 2,488 | - | - | - | - | - | - |
| Rainy River ..... | 12 | 59.7 | 35,400 | 375 | 593 | 524 | 15 | 61.5 | 35,764 | 220 | 582 | 1,373 |
| Kenora ..... | 3 | 53.6 | 51,667 | 820 | 963 | 739 | 5 | 54.5 | 29,134 | 330 | 534 | 643 |
| **NORTHERN ..... ** | **95** | **48.3** | **35,707** | **730** | **739** | **1,142** | **66** | **46.1** | **34,883** | **628** | **757** | **1,372** |
| **PROVINCE ..... ** | **2,613** | **34.3** | **95,326** | **2,474** | **2,779** | **12,672** | **2,381** | **26.0** | **98,769** | **3,300** | **3,800** | **45,312** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 10.--All Farm Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1984

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry ..... | 62 | 35.8 | 61,738 | 1,315 | 1,725 | 3,185 | 28 | 30.5 | 59,044 | 1,825 | 1,939 | 2,040 |
| Prescott ..... | 58 | 28.5 | 43,567 | 980 | 1,531 | 29,145 | 27 | 30.4 | 69,575 | 2,160 | 2,291 | 36,880 |
| Russell ..... | 20 | 31.7 | 56,809 | 1,475 | 1,794 | 36,409 | 30 | 22.2 | 52,497 | 1,845 | 2,365 | 12,465 |
| Stormont ..... | 33 | 40.1 | 67,833 | 1,090 | 1,692 | 1,269 | 29 | 24.2 | 39,514 | 1,540 | 1,633 | 4,856 |
| Dundas ..... | 59 | 35.8 | 76,694 | 1,318 | 2,143 | 2,977 | 24 | 21.1 | 51,495 | 2,475 | 2,442 | 4,871 |
| Ottawa-Carleton .. | 26 | 38.3 | 101,558 | 2,475 | 2,652 | 3,114 | 97 | 29.2 | 113,259 | 2,980 | 3,873 | 20,632 |
| Grenville ..... | 16 | 29.1 | 62,513 | 1,025 | 2,148 | 19,962 | 37 | 27.1 | 61,026 | 2,340 | 2,255 | 9,611 |
| Leeds ..... | 28 | 39.2 | 31,550 | 695 | 805 | 2,799 | 42 | 39.1 | 53,154 | 1,345 | 1,361 | 2,342 |
| Lanark ..... | 8 | 29.0 | 32,953 | 975 | 1,134 | 940 | 65 | 37.5 | 61,709 | 1,440 | 1,645 | 9,862 |
| Frontenac ..... | 6 | 35.6 | 36,250 | 845 | 1,018 | 563 | 51 | 39.4 | 53,397 | 1,483 | 1,354 | 5,689 |
| Lennox & Addington | 22 | 43.5 | 47,445 | 935 | 1,090 | 1,283 | 41 | 37.4 | 43,116 | 1,113 | 1,152 | 36,162 |
| Renfrew ..... | 32 | 46.0 | 38,670 | 665 | 840 | 3,930 | 22 | 38.0 | 60,207 | 1,485 | 1,585 | 7,069 |
| **EASTERN ..... ** | **370** | **36.1** | **58,218** | **1,130** | **1,611** | **14,895** | **493** | **32.1** | **66,514** | **1,868** | **2,070** | **17,310** |
| Hastings ..... | 31 | 50.1 | 71,839 | 1,010 | 1,433 | 16,114 | 53 | 30.8 | 43,725 | 1,480 | 1,419 | 1,558 |
| Prince Edward .... | 29 | 42.5 | 62,420 | 1,273 | 1,468 | 1,400 | 22 | 27.0 | 74,773 | 2,815 | 2,768 | 4,367 |
| Northumberland ... | 40 | 29.8 | 61,159 | 1,385 | 2,050 | 13,290 | 65 | 25.2 | 59,496 | 2,540 | 2,357 | 7,295 |
| Peterborough ..... | 30 | 39.3 | 75,313 | 2,145 | 1,914 | 7,682 | 75 | 32.0 | 67,131 | 2,180 | 2,099 | 7,708 |
| Victoria ..... | 68 | 44.9 | 73,349 | 1,685 | 1,634 | 1,345 | 105 | 36.8 | 61,971 | 1,969 | 1,682 | 29,331 |
| Durham ..... | 75 | 35.6 | 132,657 | 3,460 | 3,724 | 4,680 | 90 | 23.6 | 103,417 | 4,895 | 4,375 | 12,702 |
| York ..... | 15 | 25.1 | 156,900 | 7,970 | 6,262 | 20,132 | 85 | 20.1 | 372,033 | 11,820 | 18,477 | 29,412 |
| Muskoka ..... | 2 | 34.1 | 52,216 | 1,235 | 1,530 | - | 5 | 16.7 | 45,700 | 1,840 | 2,744 | 11,198 |
| Haliburton ..... | - | - | - | - | - | - | 3 | 29.3 | 41,500 | 1,510 | 1,414 | 1,038 |
| Parry Sound ..... | 3 | 37.2 | 19,167 | 130 | 515 | 929 | 8 | 29.7 | 24,455 | 805 | 825 | 681 |
| **CENTRAL ..... ** | **294** | **39.0** | **89,210** | **1,972** | **2,286** | **9,153** | **511** | **28.1** | **119,081** | **2,930** | **4,231** | **20,207** |
| Peel ..... | 13 | 33.3 | 193,017 | 6,790 | 5,798 | 7,928 | 72 | 18.6 | 476,091 | 20,550 | 25,656 | 53,846 |
| Halton ..... | 12 | 16.9 | 223,725 | 7,770 | 13,199 | 259,769 | 77 | 20.3 | 189,303 | 9,010 | 9,328 | 23,169 |
| Dufferin ..... | 33 | 33.8 | 71,232 | 1,800 | 2,109 | 6,875 | 56 | 28.9 | 92,646 | 2,865 | 3,201 | 8,076 |
| Wellington ..... | 153 | 37.2 | 104,828 | 2,340 | 2,816 | 27,170 | 133 | 23.7 | 103,390 | 4,340 | 4,359 | 21,506 |
| Waterloo ..... | 66 | 35.5 | 150,372 | 4,075 | 4,240 | 10,596 | 53 | 21.4 | 154,894 | 6,500 | 7,252 | 70,791 |
| Perth ..... | 116 | 34.6 | 117,048 | 3,230 | 3,383 | 40,665 | 22 | 25.3 | 111,590 | 4,205 | 4,414 | 36,820 |
| Huron ..... | 193 | 36.1 | 96,986 | 2,720 | 2,687 | 18,901 | 45 | 32.0 | 96,940 | 3,140 | 3,034 | 12,155 |
| Bruce ..... | 126 | 41.8 | 79,468 | 1,555 | 1,900 | 2,907 | 55 | 36.3 | 66,969 | 1,733 | 1,843 | 2,244 |
| Grey ..... | 108 | 43.8 | 64,207 | 1,350 | 1,467 | 1,430 | 147 | 32.9 | 52,607 | 1,570 | 1,599 | 2,336 |
| Simcoe ..... | 106 | 36.3 | 91,385 | 2,475 | 2,521 | 4,810 | 108 | 26.8 | 79,182 | 2,815 | 2,958 | 13,577 |
| **WESTERN ..... ** | **926** | **37.4** | **99,825** | **2,344** | **2,671** | **34,937** | **768** | **26.7** | **133,840** | **3,320** | **5,008** | **29,571** |
| Hamilton-Wentworth | 20 | 29.5 | 153,298 | 4,285 | 5,196 | 10,407 | 80 | 19.8 | 125,138 | 7,095 | 6,324 | 26,985 |
| Niagara ..... | 41 | 18.0 | 123,234 | 6,055 | 6,837 | 83,751 | 250 | 12.0 | 101,739 | 10,910 | 8,465 | 52,467 |
| Haldimand-Norfolk. | 159 | 30.7 | 108,421 | 3,025 | 3,532 | 49,662 | 50 | 23.3 | 68,718 | 2,700 | 2,948 | 3,135 |
| Brant ..... | 55 | 30.3 | 150,528 | 4,620 | 4,969 | 7,354 | 12 | 17.8 | 106,358 | 6,655 | 5,969 | 9,213 |
| Oxford ..... | 128 | 33.4 | 132,871 | 4,175 | 3,982 | 20,005 | 17 | 14.5 | 121,784 | 8,650 | 8,421 | 17,914 |
| Elgin ..... | 88 | 35.3 | 116,159 | 3,585 | 3,292 | 8,040 | 9 | 17.6 | 65,838 | 5,490 | 3,735 | 5,784 |
| Kent ..... | 186 | 26.0 | 129,736 | 4,945 | 4,987 | 23,326 | 13 | 16.3 | 102,139 | 7,720 | 6,255 | 6,254 |
| Essex ..... | 154 | 18.4 | 106,810 | 5,765 | 5,812 | 21,902 | 55 | 11.4 | 91,590 | 8,740 | 8,043 | 15,727 |
| Lambton ..... | 141 | 31.2 | 110,213 | 3,463 | 3,533 | 9,883 | 17 | 23.6 | 84,255 | 5,140 | 3,570 | 6,459 |
| Middlesex ..... | 148 | 29.3 | 113,640 | 3,595 | 3,874 | 7,293 | 83 | 21.0 | 133,845 | 5,430 | 6,363 | 13,521 |
| **SOUTHERN ..... ** | **1,120** | **28.3** | **119,468** | **4,155** | **4,226** | **28,826** | **586** | **16.0** | **105,337** | **7,200** | **6,597** | **36,625** |
| Nipissing ..... | 4 | 53.1 | 43,750 | 615 | 823 | 992 | 17 | 40.6 | 31,459 | 730 | 774 | 1,315 |
| Manitoulin ..... | 7 | 29.8 | 26,465 | 800 | 890 | 386 | 13 | 34.4 | 23,108 | 620 | 672 | 309 |
| Sudbury ..... | 9 | 42.5 | 161,239 | 780 | 3,790 | 11,027 | 13 | 39.7 | 51,594 | 1,430 | 1,300 | 3,462 |
| Timiskaming ..... | 28 | 44.1 | 26,620 | 505 | 603 | 1,860 | - | - | - | - | - | - |
| Cochrane ..... | 28 | 45.6 | 34,180 | 695 | 749 | 1,063 | 4 | 44.0 | 31,500 | 675 | 716 | 1,094 |
| Algoma ..... | 6 | 41.3 | 33,833 | 725 | 820 | 643 | 6 | 47.3 | 49,833 | 1,010 | 1,053 | 199 |
| Thunder Bay ..... | 14 | 39.7 | 82,607 | 1,405 | 2,082 | 1,101 | - | - | - | - | - | - |
| Rainy River ..... | 10 | 56.0 | 16,774 | 135 | 299 | 205 | 15 | 40.0 | 31,856 | 840 | 797 | 1,806 |
| Kenora ..... | 4 | 78.8 | 58,000 | 715 | 736 | - | 7 | 47.1 | 53,000 | 1,110 | 1,126 | 1,381 |
| **NORTHERN ..... ** | **110** | **45.4** | **47,937** | **718** | **1,055** | **3,356** | **77** | **41.1** | **37,270** | **858** | **907** | **1,765** |
| **PROVINCE ..... ** | **2,820** | **34.1** | **99,037** | **2,643** | **2,906** | **27,757** | **2,435** | **26.0** | **107,198** | **3,236** | **4,125** | **27,390** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 11.--Farmland Only Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1980

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry ..... | 17 | 27.0 | 24,513 | 880 | 907 | 1,103 | 12 | 32.1 | 37,613 | 935 | 1,173 | 1,642 |
| Prescott ..... | 23 | 28.2 | 13,409 | 510 | 476 | 710 | 4 | 27.7 | 18,250 | 646 | 6658 | 361 |
| Russell ..... | 9 | 24.1 | 23,940 | 1,110 | 993 | 765 | 3 | 22.3 | 54,778 | 2,550 | 2,453 | 1,723 |
| Stormont ..... | 15 | 24.1 | 18,525 | 743 | 767 | 1,197 | 10 | 26.0 | 23,380 | 545 | 899 | 527 |
| Dundas ..... | 31 | 28.7 | 28,393 | 940 | 988 | 917 | 3 | 22.1 | 9,333 | 280 | 421 | 183 |
| Ottawa-Carleton .. | 14 | 21.1 | 105,976 | 2,225 | 5,022 | 7,579 | 13 | 21.0 | 59,513 | 2,610 | 2,838 | 6,222 |
| Grenville ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Leeds ..... | 5 | 20.3 | 17,700 | 940 | 873 | 3,369 | 10 | 25.2 | 22,403 | 615 | 888 | 1,008 |
| Lanark ..... | 4 | 37.0 | 26,988 | 565 | 729 | 375 | 5 | 37.1 | 49,800 | 1,380 | 1,344 | 743 |
| Frontenac ..... | 4 | 26.5 | 32,375 | 1,195 | 1,221 | 469 | 2 | 88.6 | 36,250 | 175 | 409 | 2,468 |
| Lennox & Addington | 11 | 40.4 | 30,622 | 700 | 758 | 762 | 6 | 18.2 | 20,333 | 1,575 | 1,120 | 1,172 |
| Renfrew ..... | 11 | 22.7 | 22,607 | 740 | 998 | 1,555 | 6 | 33.6 | 17,250 | 405 | 514 | 1,270 |
| **EASTERN ..... ** | **144** | **27.2** | **31,207** | **885** | **1,146** | **2,853** | **76** | **27.9** | **32,924** | **985** | **1,182** | **2,841** |
| Hastings ..... | 13 | 27.8 | 33,021 | 1,260 | 1,188 | 1,408 | 15 | 31.6 | 24,967 | 740 | 790 | 819 |
| Prince Edward .... | 7 | 33.9 | 17,834 | 320 | 526 | 322 | 4 | 31.5 | 54,000 | 1,015 | 1,714 | 2,132 |
| Northumberland ... | 15 | 26.5 | 36,098 | 1,470 | 1,364 | 1,112 | 14 | 21.2 | 35,881 | 1,685 | 1,689 | 1,672 |
| Peterborough ..... | 9 | 30.0 | 36,660 | 1,070 | 1,223 | 1,223 | 10 | 28.9 | 31,900 | 985 | 1,105 | 1,175 |
| Victoria ..... | 19 | 41.8 | 42,105 | 1,353 | 1,008 | 1,277 | 16 | 32.6 | 36,644 | 905 | 1,124 | 5,682 |
| Durham ..... | 27 | 23.3 | 70,411 | 2,710 | 3,018 | 3,179 | 16 | 19.7 | 74,426 | 3,115 | 3,776 | 15,038 |
| York ..... | 2 | 4.0 | 69,000 | 9,795 | 17,424 | 10,070 | 18 | 11.7 | 113,273 | 11,055 | 9,698 | 11,576 |
| Muskoka ..... | - | - | - | - | - | - | 3 | 16.6 | 16,667 | 1,590 | 1,005 | 1,659 |
| Haliburton ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound ..... | - | - | - | - | - | - | 3 | 29.0 | 15,000 | 610 | 517 | 962 |
| **CENTRAL ..... ** | **93** | **30.1** | **46,233** | **1,680** | **1,537** | **3,553** | **99** | **23.9** | **53,776** | **1,603** | **2,246** | **8,894** |
| Peel ..... | - | - | - | - | - | - | 37 | 12.5 | 123,019 | 10,140 | 9,841 | 20,640 |
| Halton ..... | 12 | 19.4 | 98,508 | 8,385 | 5,067 | 16,470 | 8 | 23.8 | 114,864 | 4,955 | 4,831 | 951 |
| Dufferin ..... | 8 | 38.4 | 85,687 | 1,895 | 2,231 | 3,028 | 12 | 28.7 | 48,502 | 1,675 | 1,689 | 1,823 |
| Wellington ..... | 21 | 31.7 | 59,581 | 2,070 | 1,880 | 1,884 | 18 | 24.8 | 63,264 | 2,495 | 2,553 | 3,905 |
| Waterloo ..... | 11 | 23.5 | 134,078 | 4,160 | 5,708 | 10,934 | 19 | 18.2 | 99,812 | 7,860 | 5,479 | 13,616 |
| Perth ..... | 31 | 27.6 | 86,935 | 3,320 | 3,148 | 1,200 | 3 | 21.6 | 62,500 | 3,080 | 2,897 | 500 |
| Huron ..... | 69 | 36.3 | 83,077 | 2,360 | 2,292 | 1,520 | 23 | 29.2 | 90,009 | 2,620 | 3,080 | 4,284 |
| Bruce ..... | 42 | 32.8 | 52,498 | 1,495 | 1,601 | 2,481 | 24 | 31.4 | 45,200 | 1,515 | 1,438 | 1,133 |
| Grey ..... | 22 | 32.8 | 33,611 | 1,058 | 1,026 | 1,045 | 42 | 30.4 | 34,333 | 1,065 | 1,131 | 971 |
| Simcoe ..... | 25 | 26.5 | 61,359 | 1,930 | 2,313 | 4,516 | 25 | 23.1 | 54,562 | 2,070 | 2,364 | 3,542 |
| **WESTERN ..... ** | **242** | **31.5** | **72,920** | **2,085** | **2,315** | **4,868** | **211** | **24.3** | **72,210** | **2,470** | **2,968** | **10,435** |
| Hamilton-Wentworth | 4 | 26.4 | 93,455 | 3,045 | 3,542 | 1,618 | 9 | 17.0 | 108,575 | 10,560 | 6,394 | 51,939 |
| Niagara ..... | 15 | 11.4 | 112,374 | 9,240 | 9,840 | 11,239 | 50 | 14.7 | 73,466 | 4,145 | 5,008 | 20,999 |
| Haldimand-Norfolk. | 34 | 21.7 | 59,070 | 2,575 | 2,727 | 9,505 | 10 | 15.5 | 51,579 | 1,785 | 3,328 | 17,359 |
| Brant ..... | 13 | 21.5 | 60,423 | 2,980 | 2,814 | 2,608 | 6 | 13.4 | 40,502 | 2,745 | 3,028 | 3,814 |
| Oxford ..... | 13 | 20.9 | 76,362 | 3,330 | 3,658 | - | - | - | - | - | - | - |
| Elgin ..... | 25 | 35.9 | 103,318 | 2,960 | 2,878 | 1,204 | 2 | 24.5 | 82,250 | 2,795 | 3,356 | 2,588 |
| Kent ..... | 41 | 19.7 | 102,707 | 4,930 | 5,212 | 3,279 | 5 | 16.9 | 97,400 | 6,330 | 5,776 | 9,379 |
| Essex ..... | 45 | 18.6 | 115,339 | 6,250 | 6,261 | 7,447 | 12 | 13.1 | 116,100 | 7,565 | 8,881 | 20,326 |
| Lambton ..... | 84 | 26.6 | 77,186 | 2,845 | 2,906 | 4,121 | 9 | 23.6 | 137,952 | 3,150 | 5,851 | 6,451 |
| Middlesex ..... | 30 | 25.4 | 78,331 | 3,700 | 3,079 | 2,756 | - | - | - | - | - | - |
| **SOUTHERN ..... ** | **304** | **23.4** | **87,858** | **3,635** | **3,762** | **6,074** | **104** | **15.8** | **84,611** | **4,815** | **5,352** | **22,358** |
| Nipissing ..... | 2 | 44.4 | 7,448 | 105 | 168 | 152 | 2 | 52.3 | 20,000 | 235 | 383 | 378 |
| Manitoulin ..... | 3 | 32.3 | 15,667 | 680 | 485 | 400 | 4 | 35.4 | 17,500 | 242 | 494 | 1,019 |
| Sudbury ..... | 4 | 46.6 | 23,875 | 455 | 513 | 102 | 2 | 37.1 | 12,650 | 315 | 341 | 29 |
| Timiskaming ..... | 2 | 48.6 | 22,500 | 305 | 463 | 173 | 8 | 36.1 | 15,387 | 385 | 427 | 306 |
| Cochrane ..... | 2 | 40.8 | 22,500 | 235 | 552 | 1,646 | - | - | - | - | - | - |
| Algoma ..... | - | - | - | - | - | - | 2 | 17.8 | 28,500 | 1,135 | 1,601 | 914 |
| Thunder Bay ..... | 3 | 40.5 | 12,147 | 240 | 300 | 173 | - | - | - | - | - | - |
| Rainy River ..... | 8 | 44.8 | 16,537 | 125 | 369 | 676 | 4 | 75.2 | 47,000 | 385 | 625 | 647 |
| Kenora ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| **NORTHERN ..... ** | **24** | **42.9** | **17,339** | **265** | **404** | **536** | **25** | **45.4** | **22,108** | **377** | **487** | **644** |
| **PROVINCE ..... ** | **807** | **27.8** | **66,376** | **2,170** | **2,384** | **5,061** | **515** | **24.1** | **62,939** | **2,167** | **2,614** | **12,834** |

"-" indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 12. --Farmland Only Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1981

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry | 9 | 27.7 | 18,846 | 880 | 681 | 901 | 9 | 31.0 | 23,167 | 773 | 747 | 466 |
| Prescott | 21 | 26.1 | 27,527 | 780 | 1,053 | 574 | 9 | 35.9 | 53,611 | 790 | 1,494 | 1,041 |
| Russell | 14 | 25.5 | 26,872 | 885 | 1,052 | 582 | 10 | 19.4 | 47,173 | 1,705 | 2,433 | 5,767 |
| Stormont | 11 | 28.0 | 33,354 | 1,280 | 1,189 | 822 | 7 | 25.6 | 19,146 | 680 | 749 | 972 |
| Dundas | 31 | 29.1 | 55,180 | 1,170 | 1,897 | 3,717 | 6 | 22.8 | 17,500 | 695 | 769 | 181 |
| Ottawa-Carleton | 10 | 25.9 | 64,780 | 2,125 | 2,505 | 642 | 15 | 29.0 | 63,868 | 1,950 | 2,202 | 4,002 |
| Grenville | 6 | 31.3 | 23,568 | 765 | 752 | 332 | 3 | 12.9 | 27,133 | 1,160 | 2,109 | 4,784 |
| Leeds | 15 | 38.7 | 20,679 | 570 | 534 | 370 | 6 | 24.5 | 18,000 | 615 | 734 | 695 |
| Lanark | 3 | 45.2 | 19,667 | 430 | 435 | 353 | 5 | 53.5 | 38,800 | 1,010 | 725 | 561 |
| Frontenac | 4 | 43.5 | 31,525 | 765 | 725 | 395 | 7 | 50.6 | 28,000 | 720 | 553 | 852 |
| Lennox & Addington | 6 | 34.9 | 26,508 | 675 | 760 | 476 | 5 | 33.6 | 18,900 | 640 | 562 | 458 |
| Renfrew | 8 | 27.8 | 26,187 | 1,025 | 941 | 802 | 6 | 29.7 | 22,600 | 695 | 761 | 1,060 |
| **EASTERN** | **138** | **30.0** | **35,177** | **882** | **1,174** | **1,939** | **88** | **30.7** | **36,014** | **975** | **1,174** | **2,774** |
| Hastings | - | - | - | - | - | - | 9 | 52.5 | 25,956 | 570 | 495 | 655 |
| Prince Edward | 13 | 37.8 | 49,381 | 1,260 | 1,305 | 1,020 | 5 | 24.8 | 27,030 | 1,220 | 1,091 | 834 |
| Northumberland | 27 | 29.7 | 58,924 | 1,960 | 1,987 | 1,673 | 10 | 23.4 | 52,649 | 1,515 | 2,249 | 1,580 |
| Peterborough | 4 | 25.2 | 21,675 | 595 | 861 | 1,114 | 11 | 19.4 | 33,273 | 1,940 | 1,715 | 3,854 |
| Victoria | 15 | 37.7 | 31,779 | 1,010 | 843 | 1,175 | 18 | 37.6 | 32,781 | 1,225 | 872 | 1,469 |
| Durham | 14 | 32.1 | 73,236 | 2,425 | 2,283 | 1,676 | 27 | 26.0 | 89,363 | 3,703 | 3,441 | 2,545 |
| York | 3 | 13.8 | 110,000 | 9,990 | 7,990 | 16,406 | 20 | 19.3 | 230,345 | 9,495 | 11,912 | 12,672 |
| Muskoka | - | - | - | - | - | - | - | - | - | - | - | - |
| Haliburton | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound | - | - | - | - | - | - | 2 | 41.5 | 26,750 | 585 | 645 | 62 |
| **CENTRAL** | **78** | **31.9** | **53,553** | **1,780** | **1,678** | **3,364** | **102** | **28.3** | **87,495** | **2,085** | **3,087** | **7,529** |
| Peel | - | - | - | - | - | - | 48 | 12.3 | 242,588 | 15,705 | 19,715 | 33,620 |
| Halton | 3 | 14.5 | 44,833 | 1,730 | 3,102 | 9,945 | 23 | 19.2 | 180,773 | 6,850 | 9,391 | 15,326 |
| Dufferin | 3 | 32.9 | 55,833 | 1,680 | 1,696 | 1,688 | 23 | 20.6 | 46,968 | 2,180 | 2,276 | 3,089 |
| Wellington | 32 | 37.6 | 69,865 | 2,025 | 1,857 | 1,364 | 32 | 27.7 | 70,755 | 2,595 | 2,554 | 9,987 |
| Waterloo | 11 | 16.2 | 71,470 | 4,440 | 4,415 | 60,121 | 17 | 10.4 | 74,294 | 7,420 | 7,154 | 19,583 |
| Perth | 23 | 29.1 | 103,473 | 3,550 | 3,551 | 1,311 | 3 | 15.3 | 45,667 | 2,150 | 2,983 | 9,063 |
| Huron | 64 | 30.7 | 96,317 | 3,255 | 3,134 | 8,109 | 18 | 31.0 | 95,451 | 2,605 | 3,082 | 5,364 |
| Bruce | 37 | 37.8 | 46,216 | 1,290 | 1,222 | 1,999 | 21 | 39.6 | 53,241 | 1,430 | 1,343 | 1,524 |
| Grey | 29 | 31.5 | 32,362 | 940 | 1,028 | 983 | 30 | 25.0 | 39,028 | 1,405 | 1,561 | 2,219 |
| Simcoe | 27 | 37.9 | 71,204 | 2,480 | 1,880 | 7,844 | 24 | 20.3 | 49,708 | 2,535 | 2,447 | 2,389 |
| **WESTERN** | **229** | **32.7** | **71,786** | **2,240** | **2,193** | **13,688** | **239** | **21.9** | **107,726** | **3,078** | **4,910** | **18,929** |
| Hamilton-Wentworth | 4 | 36.1 | 123,000 | 2,975 | 3,410 | 367 | 21 | 13.7 | 72,187 | 7,810 | 5,280 | 20,137 |
| Niagara | 16 | 24.5 | 89,028 | 2,345 | 3,640 | 10,127 | 43 | 13.9 | 54,886 | 5,440 | 3,957 | 18,691 |
| Haldimand-Norfolk | 39 | 25.1 | 78,434 | 2,890 | 3,123 | 3,946 | 11 | 18.0 | 49,631 | 2,540 | 2,757 | 24,333 |
| Brant | 12 | 34.7 | 155,592 | 3,705 | 4,479 | 17,084 | 7 | 21.6 | 101,312 | 5,430 | 4,692 | 9,931 |
| Oxford | 16 | 22.3 | 105,788 | 5,145 | 4,752 | 3,557 | 2 | 10.9 | 33,100 | 745 | 3,031 | 2,738 |
| Elgin | 35 | 27.2 | 128,912 | 4,300 | 4,746 | 29,051 | - | - | - | - | - | - |
| Kent | 50 | 18.9 | 127,531 | 7,005 | 6,736 | 4,796 | 6 | 10.9 | 69,305 | 6,595 | 6,375 | 29,217 |
| Essex | 54 | 20.4 | 135,700 | 7,105 | 6,658 | 9,164 | 15 | 15.5 | 118,977 | 8,130 | 7,698 | 9,122 |
| Lambton | 81 | 28.0 | 99,754 | 3,698 | 3,563 | 2,529 | 8 | 15.8 | 81,167 | 3,805 | 5,123 | 4,860 |
| Middlesex | 58 | 26.5 | 93,566 | 3,515 | 3,527 | 2,004 | 11 | 31.9 | 92,568 | 2,770 | 2,898 | 4,534 |
| **SOUTHERN** | **365** | **24.9** | **110,296** | **4,288** | **4,428** | **10,720** | **125** | **16.4** | **73,803** | **5,500** | **4,509** | **16,944** |
| Nipissing | 2 | 60.4 | 192,704 | 545 | 3,191 | 6,971 | 7 | 39.0 | 13,286 | 290 | 341 | 612 |
| Manitoulin | 5 | 31.3 | 16,353 | 570 | 523 | 270 | 2 | 40.5 | 10,000 | 125 | 247 | 175 |
| Sudbury | 2 | 29.7 | 33,750 | 645 | 1,137 | 813 | - | - | - | - | - | - |
| Timiskaming | 14 | 53.1 | 34,202 | 395 | 644 | 1,180 | 2 | 64.6 | 43,944 | 75 | 680 | 855 |
| Cochrane | 8 | 39.2 | 12,469 | 345 | 318 | 121 | - | - | - | - | - | - |
| Algoma | 4 | 32.4 | 18,187 | 385 | 561 | 922 | 2 | 45.7 | 17,325 | 315 | 379 | 267 |
| Thunder Bay | 4 | 29.0 | 43,500 | 885 | 1,501 | 1,113 | 3 | 30.7 | 28,033 | 650 | 912 | 2,793 |
| Rainy River | 8 | 45.6 | 8,735 | 215 | 192 | 197 | 8 | 51.9 | 14,658 | 285 | 282 | 215 |
| Kenora | 2 | 80.4 | 16,000 | 185 | 199 | - | 2 | 49.2 | 56,000 | 225 | 1,139 | 1,627 |
| **NORTHERN** | **49** | **44.2** | **29,834** | **388** | **675** | **1,396** | **27** | **46.0** | **20,507** | **310** | **446** | **964** |
| **PROVINCE** | **859** | **29.5** | **78,220** | **2,466** | **2,648** | **10,167** | **581** | **24.3** | **81,961** | **2,550** | **3,372** | **14,976** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 13 --Farmland Only Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1982

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry | 8 | 21.2 | 30,159 | 1,355 | 1,420 | 1,404 | 5 | 17.5 | 17,650 | 1,070 | 1,011 | 311 |
| Prescott | 20 | 25.0 | 18,030 | 495 | 721 | 1,021 | - | - | - | - | - | - |
| Russell | 9 | 27.0 | 50,704 | 2,060 | 1,877 | 653 | 7 | 18.5 | 22,786 | 790 | 1,231 | 4,368 |
| Stormont | 14 | 25.3 | 38,690 | 1,445 | 1,531 | 1,269 | 3 | 57.5 | 60,785 | 720 | 1,056 | 1,044 |
| Dundas | 42 | 28.0 | 17,065 | 655 | 610 | 495 | - | - | - | - | - | - |
| Ottawa-Carleton | 14 | 21.0 | 39,595 | 1,825 | 1,882 | 3,245 | 6 | 32.7 | 48,583 | 1,065 | 1,484 | 4,473 |
| Grenville | 4 | 34.9 | 105,790 | 305 | 3,029 | 1,007 | 3 | 21.2 | 14,167 | 450 | 667 | 408 |
| Leeds | 6 | 37.0 | 68,498 | 395 | 1,850 | 8,470 | 6 | 30.5 | 31,667 | 535 | 1,038 | 5,440 |
| Lanark | 11 | 28.3 | 16,564 | 480 | 585 | 731 | 3 | 37.2 | 53,790 | 1,080 | 1,445 | 568 |
| Frontenac | 3 | 16.0 | 18,297 | 1,230 | 1,142 | 674 | 10 | 27.8 | 25,255 | 845 | 908 | 1,012 |
| Lennox & Addington | 7 | 40.4 | 34,143 | 780 | 846 | 6,012 | 2 | 6.1 | 5,500 | 745 | 907 | - |
| Renfrew | 6 | 41.9 | 26,667 | 615 | 636 | 445 | 5 | 15.3 | 15,050 | 910 | 986 | 11,663 |
| **EASTERN** | **144** | **27.7** | **30,147** | **785** | **1,088** | **2,436** | **51** | **26.3** | **28,849** | **910** | **1,097** | **4,288** |
| Hastings | 10 | 23.3 | 24,766 | 1,235 | 1,065 | 1,709 | 5 | 26.2 | 12,816 | 510 | 489 | 1,018 |
| Prince Edward | 9 | 26.4 | 41,778 | 1,920 | 1,583 | 1,028 | 8 | 24.7 | 20,237 | 1,495 | 819 | 2,138 |
| Northumberland | 13 | 22.9 | 36,833 | 1,480 | 1,608 | 1,105 | 14 | 21.8 | 34,559 | 1,425 | 1,584 | 1,311 |
| Peterborough | - | - | - | - | - | - | 8 | 23.1 | 29,875 | 1,355 | 1,296 | 23,828 |
| Victoria | 8 | 42.1 | 21,575 | 325 | 513 | 854 | 20 | 33.5 | 29,085 | 885 | 867 | 4,330 |
| Durham | 12 | 33.8 | 57,878 | 1,595 | 1,714 | 2,752 | 16 | 22.2 | 81,542 | 3,465 | 3,677 | 6,687 |
| York | 5 | 16.6 | 72,533 | 6,790 | 4,359 | 12,928 | 15 | 16.8 | 564,285 | 7,910 | 33,567 | 38,560 |
| Muskoka | 2 | 0.8 | 5,000 | 6,175 | 6,211 | 115 | - | - | - | - | - | - |
| Haliburton | - | - | - | - | - | - | 2 | 24.0 | 15,675 | 605 | 653 | 174 |
| Parry Sound | 2 | 25.3 | 25,100 | 655 | 990 | 836 | 3 | 31.1 | 19,067 | 460 | 614 | 791 |
| **CENTRAL** | **62** | **27.5** | **39,073** | **1,505** | **1,420** | **3,970** | **92** | **24.5** | **124,239** | **1,495** | **5,071** | **21,150** |
| Peel | - | - | - | - | - | - | 39 | 15.1 | 192,903 | 10,980 | 12,780 | 17,893 |
| Halton | - | - | - | - | - | - | 15 | 20.2 | 215,660 | 7,340 | 10,686 | 14,182 |
| Dufferin | 8 | 31.8 | 39,798 | 915 | 1,253 | 543 | 10 | 19.5 | 52,000 | 2,225 | 2,669 | 2,576 |
| Wellington | 13 | 25.4 | 57,405 | 2,020 | 2,264 | 1,026 | 18 | 19.3 | 65,861 | 5,045 | 3,412 | 25,351 |
| Waterloo | 7 | 14.8 | 81,591 | 5,310 | 5,501 | 23,424 | 18 | 12.3 | 61,319 | 5,475 | 4,998 | 25,541 |
| Perth | 27 | 26.1 | 85,439 | 3,310 | 3,271 | 2,085 | 4 | 6.1 | 48,750 | 6,415 | 8,031 | 11,981 |
| Huron | 51 | 32.7 | 95,179 | 3,120 | 2,913 | 1,658 | 12 | 28.9 | 59,362 | 1,705 | 2,053 | 3,209 |
| Bruce | 34 | 30.1 | 34,023 | 1,145 | 1,131 | 15,254 | 9 | 39.2 | 93,273 | 1,160 | 2,379 | 963 |
| Grey | 20 | 28.6 | 33,589 | 885 | 1,173 | 1,573 | 33 | 22.8 | 31,818 | 1,230 | 1,393 | 2,471 |
| Simcoe | 17 | 36.9 | 55,766 | 1,970 | 1,512 | 2,712 | 15 | 21.3 | 44,910 | 2,370 | 2,109 | 6,376 |
| **WESTERN** | **178** | **29.9** | **65,800** | **2,025** | **2,201** | **8,121** | **173** | **20.0** | **98,485** | **4,120** | **4,936** | **18,903** |
| Hamilton-Wentworth | 3 | 50.6 | 129,199 | 3,080 | 2,554 | 1,408 | 9 | 16.0 | 76,244 | 5,500 | 4,762 | 47,255 |
| Niagara | 4 | 18.0 | 82,020 | 2,205 | 4,556 | 14,503 | 57 | 12.1 | 63,051 | 4,660 | 5,192 | 46,177 |
| Haldimand-Norfolk | 19 | 26.8 | 58,187 | 2,050 | 2,174 | 1,833 | 12 | 20.1 | 32,577 | 1,695 | 1,624 | 3,349 |
| Brant | 5 | 24.2 | 127,316 | 3,700 | 5,254 | 25,722 | 7 | 37.7 | 76,359 | 2,590 | 2,025 | 2,594 |
| Oxford | 24 | 21.1 | 78,106 | 4,285 | 3,699 | 11,753 | - | - | - | - | - | - |
| Elgin | 14 | 30.5 | 82,843 | 2,335 | 2,715 | 1,851 | 4 | 9.2 | 36,500 | 4,025 | 3,951 | 3,353 |
| Kent | 29 | 20.8 | 90,573 | 4,390 | 4,348 | 3,719 | 2 | 8.3 | 77,000 | 3,765 | 9,227 | - |
| Essex | 31 | 15.1 | 62,040 | 4,250 | 4,118 | 4,458 | 3 | 12.6 | 77,533 | 7,030 | 6,155 | 3,139 |
| Lambton | 49 | 24.3 | 79,192 | 2,960 | 3,256 | 13,776 | 13 | 25.4 | 63,847 | 1,450 | 2,510 | 2,584 |
| Middlesex | 33 | 22.5 | 63,889 | 2,890 | 2,846 | 1,950 | 4 | 21.2 | 84,625 | 2,715 | 3,984 | 8,244 |
| **SOUTHERN** | **211** | **22.7** | **75,975** | **3,328** | **3,346** | **9,007** | **111** | **16.6** | **62,222** | **3,840** | **3,737** | **35,483** |
| Nipissing | - | - | - | - | - | - | 4 | 37.8 | 15,744 | 245 | 416 | 180 |
| Manitoulin | 2 | 32.4 | 12,019 | 165 | 371 | - | - | - | - | - | - | - |
| Sudbury | - | - | - | - | - | - | 3 | 58.2 | 19,844 | 340 | 341 | 118 |
| Timiskaming | 10 | 43.5 | 18,041 | 215 | 415 | 585 | 2 | 60.7 | 31,750 | 365 | 523 | 292 |
| Cochrane | 2 | 48.4 | 8,500 | 135 | 176 | 142 | - | - | - | - | - | - |
| Algoma | - | - | - | - | - | - | 2 | 56.1 | 28,699 | 235 | 512 | 561 |
| Thunder Bay | - | - | - | - | - | - | - | - | - | - | - | - |
| Rainy River | 6 | 43.4 | 14,961 | 175 | 345 | 581 | 9 | 36.8 | 25,500 | 490 | 693 | 4,312 |
| Kenora | - | - | - | - | - | - | - | - | - | - | - | - |
| **NORTHERN** | **23** | **40.4** | **18,770** | **340** | **465** | **1,179** | **23** | **44.2** | **22,974** | **418** | **520** | **2,613** |
| **PROVINCE** | **618** | **27.1** | **56,535** | **1,822** | **2,087** | **7,132** | **450** | **22.0** | **83,054** | **2,195** | **3,771** | **23,289** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 14.--Farmland Only Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1983

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry | 7 | 23.8 | 19,940 | 980 | 836 | 831 | 7 | 29.6 | 32,929 | 1,030 | 1,113 | 2,319 |
| Prescott | 11 | 32.0 | 22,790 | 710 | 713 | 1,726 | 5 | 18.3 | 42,860 | 1,230 | 2,337 | 15,159 |
| Russell | 18 | 24.0 | 35,649 | 1,355 | 1,485 | 738 | 5 | 20.5 | 23,200 | 830 | 1,129 | 552 |
| Stormont | 13 | 29.9 | 46,480 | 1,530 | 1,553 | 607 | 2 | 24.1 | 48,875 | 1,175 | 2,025 | 370 |
| Dundas | 25 | 27.8 | 23,809 | 980 | 856 | 640 | 8 | 18.4 | 19,437 | 855 | 1,058 | 1,279 |
| Ottawa-Carleton | 10 | 30.3 | 47,566 | 2,285 | 1,570 | 2,000 | 24 | 15.9 | 47,048 | 2,865 | 2,964 | 11,035 |
| Grenville | 5 | 29.0 | 26,000 | 930 | 897 | 2,426 | 5 | 17.4 | 18,479 | 1,230 | 1,061 | 374 |
| Leeds | 12 | 29.5 | 25,467 | 605 | 863 | 983 | 9 | 27.1 | 11,191 | 303 | 412 | 567 |
| Lanark | 6 | 52.3 | 44,917 | 745 | 859 | 409 | 6 | 35.0 | 26,500 | 575 | 756 | 4,605 |
| Frontenac | 3 | 66.5 | 33,500 | 860 | 504 | 695 | 11 | 44.1 | 63,137 | 810 | 1,432 | 494 |
| Lennox & Addington | 10 | 53.8 | 33,105 | 475 | 616 | 881 | 7 | 23.9 | 19,357 | 790 | 809 | 653 |
| Renfrew | 9 | 31.1 | 23,998 | 710 | 772 | 277 | 3 | 24.0 | 31,667 | 420 | 1,318 | 770 |
| **EASTERN** | **129** | **32.3** | **31,470** | **977** | **974** | **1,140** | **92** | **24.4** | **35,003** | **1,205** | **1,435** | **6,633** |
| Hastings | 16 | 23.3 | 25,132 | 1,235 | 1,077 | 19,877 | 7 | 44.8 | 26,143 | 960 | 584 | 696 |
| Prince Edward | 10 | 17.8 | 23,790 | 1,315 | 1,336 | - | 5 | 15.6 | 21,300 | 1,660 | 1,366 | 1,564 |
| Northumberland | 8 | 31.1 | 40,137 | 1,015 | 1,289 | 1,161 | 9 | 21.6 | 40,167 | 1,370 | 1,862 | 2,027 |
| Peterborough | 6 | 38.1 | 32,083 | 625 | 842 | 936 | 19 | 29.6 | 38,952 | 1,690 | 1,315 | 2,685 |
| Victoria | 11 | 40.3 | 46,500 | 1,230 | 1,152 | 706 | 22 | 42.2 | 38,298 | 835 | 908 | 1,313 |
| Durham | 9 | 34.9 | 72,750 | 2,200 | 2,083 | 3,621 | 29 | 25.8 | 96,738 | 3,760 | 3,749 | 7,559 |
| York | 4 | 16.1 | 53,188 | 3,705 | 3,307 | 16,255 | 23 | 16.4 | 242,840 | 11,080 | 14,843 | 18,285 |
| Muskoka | - | - | - | - | - | - | - | - | - | - | - | - |
| Haliburton | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound | - | - | - | - | - | - | - | - | - | - | - | - |
| **CENTRAL** | **65** | **29.1** | **39,117** | **1,310** | **1,344** | **10,366** | **115** | **28.2** | **92,560** | **2,030** | **3,282** | **10,881** |
| Peel | 2 | 4.3 | 29,625 | 4,365 | 6,842 | 2,831 | 35 | 11.5 | 127,808 | 11,930 | 11,141 | 32,883 |
| Halton | 2 | 15.4 | 103,200 | 5,435 | 6,648 | 142,648 | 25 | 17.0 | 120,580 | 7,410 | 7,082 | 19,850 |
| Dufferin | 7 | 16.8 | 43,143 | 2,400 | 2,571 | 10,430 | 27 | 22.0 | 49,029 | 2,990 | 2,229 | 14,925 |
| Wellington | 26 | 30.8 | 48,262 | 1,585 | 1,569 | 2,668 | 34 | 20.7 | 51,092 | 3,505 | 2,473 | 7,956 |
| Waterloo | 4 | 36.0 | 821,464 | 5,095 | 22,836 | 20,456 | 18 | 11.8 | 60,260 | 5,955 | 5,086 | 87,436 |
| Perth | 24 | 29.4 | 76,965 | 2,715 | 2,613 | 1,666 | 12 | 20.4 | 45,677 | 1,735 | 2,240 | 2,133 |
| Huron | 51 | 35.0 | 68,818 | 2,060 | 1,968 | 1,549 | 5 | 34.1 | 90,900 | 2,480 | 2,666 | 1,008 |
| Bruce | 27 | 33.1 | 38,797 | 1,290 | 1,171 | 1,098 | 7 | 38.5 | 58,464 | 1,450 | 1,519 | 995 |
| Grey | 16 | 34.4 | 30,945 | 895 | 901 | 1,359 | 28 | 28.5 | 31,402 | 985 | 1,100 | 1,228 |
| Simcoe | 13 | 32.6 | 63,974 | 1,600 | 1,961 | 1,299 | 34 | 25.4 | 60,928 | 2,405 | 2,397 | 2,901 |
| **WESTERN** | **172** | **31.7** | **74,648** | **1,790** | **2,352** | **11,993** | **225** | **20.8** | **71,094** | **3,380** | **3,414** | **29,014** |
| Hamilton-Wentworth | 6 | 23.1 | 104,069 | 4,045 | 4,513 | 1,189 | 20 | 12.3 | 63,360 | 6,295 | 5,164 | 24,728 |
| Niagara | 5 | 12.1 | 61,120 | 10,290 | 5,042 | 21,985 | 46 | 12.6 | 61,762 | 4,045 | 4,912 | 16,617 |
| Haldimand-Norfolk | 29 | 22.0 | 64,940 | 3,210 | 2,945 | 2,806 | 14 | 18.7 | 54,814 | 2,225 | 2,934 | 8,663 |
| Brant | 6 | 20.3 | 66,334 | 3,335 | 3,273 | 3,105 | 3 | 33.5 | 89,000 | 2,530 | 2,655 | 1,527 |
| Oxford | 26 | 25.8 | 84,048 | 3,355 | 3,255 | 2,934 | 3 | 10.4 | 27,439 | 3,700 | 2,645 | 15,693 |
| Elgin | 25 | 27.9 | 76,255 | 2,370 | 2,731 | 4,463 | 5 | 6.1 | 80,100 | 4,490 | 4,975 | 5,422 |
| Kent | 49 | 23.0 | 84,988 | 4,090 | 3,688 | 3,292 | 5 | 7.6 | 50,204 | 9,450 | 6,644 | 5,177 |
| Essex | 39 | 16.6 | 79,244 | 4,510 | 4,786 | 4,250 | 12 | 15.0 | 135,535 | 3,585 | 9,064 | 5,403 |
| Lambton | 54 | 27.4 | 81,273 | 2,595 | 2,965 | 8,345 | 15 | 24.3 | 105,455 | 4,710 | 4,342 | 5,028 |
| Middlesex | 41 | 28.9 | 81,791 | 2,780 | 2,827 | 11,781 | 16 | 25.3 | 70,691 | 2,595 | 2,794 | 2,952 |
| **SOUTHERN** | **280** | **24.2** | **79,643** | **3,260** | **3,294** | **7,008** | **139** | **16.4** | **73,495** | **4,050** | **4,473** | **14,068** |
| Nipissing | 3 | 44.9 | 9,167 | 123 | 204 | - | 2 | 49.8 | 21,500 | 275 | 432 | 466 |
| Manitoulin | - | - | - | - | - | - | 2 | 40.5 | 5,250 | 115 | 130 | 24 |
| Sudbury | 2 | 61.4 | 21,500 | 275 | 350 | 143 | 4 | 28.8 | 10,250 | 315 | 356 | 212 |
| Timiskaming | 13 | 42.2 | 13,692 | 300 | 325 | 281 | - | - | - | - | - | - |
| Cochrane | 2 | 61.5 | 22,500 | 305 | 366 | 133 | - | - | - | - | - | - |
| Algoma | 4 | 34.5 | 28,250 | 585 | 818 | 709 | - | - | - | - | - | - |
| Thunder Bay | 3 | 31.8 | 43,500 | 1,480 | 1,368 | 294 | - | - | - | - | - | - |
| Rainy River | 2 | 49.7 | 22,000 | 205 | 443 | 765 | 6 | 54.6 | 18,794 | 195 | 344 | 211 |
| Kenora | - | - | - | - | - | - | 3 | 53.9 | 14,723 | 300 | 273 | 107 |
| **NORTHERN** | **30** | **42.9** | **19,867** | **375** | **463** | **520** | **19** | **44.2** | **16,023** | **300** | **363** | **513** |
| **PROVINCE** | **676** | **29.0** | **62,630** | **1,848** | **2,163** | **8,293** | **590** | **22.5** | **68,442** | **2,665** | **3,037** | **19,965** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 15.--Farmland Only Property Sales, Farmer and Non-farmer Purchases, by County, Ontario, 1984

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry ..... | 28 | 29.4 | 35,331 | 1,045 | 1,200 | 600 | 7 | 22.3 | 22,143 | 950 | 994 | 1,308 |
| Prescott ..... | 23 | 19.9 | 18,943 | 600 | 952 | 36,838 | 6 | 30.2 | 23,786 | 715 | 787 | 438 |
| Russell ..... | 6 | 22.3 | 20,731 | 445 | 928 | 995 | 13 | 24.1 | 35,946 | 1,110 | 1,494 | 1,427 |
| Stormont ..... | 12 | 26.3 | 25,097 | 665 | 954 | 659 | 7 | 24.9 | 17,057 | 1,070 | 686 | 1,231 |
| Dundas ..... | 25 | 28.0 | 43,615 | 1,100 | 1,559 | 2,540 | 3 | 17.9 | 17,009 | 860 | 951 | 1,248 |
| Ottawa-Carleton .. | 9 | 24.9 | 45,748 | 2,130 | 1,838 | 4,006 | 36 | 26.8 | 81,944 | 2,685 | 3,056 | 4,231 |
| Grenville ..... | 6 | 24.4 | 95,569 | 865 | 3,915 | 19,652 | 9 | 17.9 | 19,000 | 1,250 | 1,059 | 1,122 |
| Leeds ..... | 8 | 21.0 | 18,187 | 645 | 868 | 948 | 9 | 32.8 | 20,000 | 490 | 609 | 743 |
| Lanark ..... | 5 | 28.4 | 30,894 | 1,570 | 1,088 | 999 | 16 | 40.4 | 27,359 | 635 | 677 | 531 |
| Frontenac ..... | 3 | 25.7 | 22,500 | 840 | 874 | - | 16 | 40.5 | 40,016 | 605 | 987 | 1,920 |
| Lennox & Addington | 5 | 23.1 | 20,500 | 930 | 888 | 1,184 | 9 | 35.3 | 21,167 | 300 | 600 | 842 |
| Renfrew ..... | 9 | 37.3 | 15,294 | 380 | 410 | 7,074 | 7 | 33.3 | 40,929 | 1,020 | 1,227 | 1,296 |
| **EASTERN ..... ** | **139** | **26.2** | **32,616** | **930** | **1,246** | **15,363** | **138** | **30.0** | **41,967** | **1,130** | **1,397** | **2,601** |
| Hastings ..... | 9 | 44.9 | 56,704 | 560 | 1,263 | 5,289 | 12 | 23.1 | 19,622 | 675 | 849 | 831 |
| Prince Edward .... | 9 | 30.0 | 41,556 | 1,470 | 1,386 | 770 | 6 | 35.1 | 53,833 | 1,175 | 1,533 | 2,806 |
| Northumberland ... | 18 | 25.0 | 41,753 | 1,365 | 1,668 | 792 | 18 | 21.7 | 38,442 | 2,185 | 1,771 | 2,095 |
| Peterborough ..... | 6 | 25.9 | 29,270 | 3,295 | 1,131 | 3,006 | 10 | 15.0 | 24,350 | 1,835 | 1,621 | 14,431 |
| Victoria ..... | 16 | 31.9 | 38,806 | 1,185 | 1,218 | 814 | 34 | 30.8 | 28,141 | 1,355 | 915 | 26,435 |
| Durham ..... | 15 | 30.8 | 108,112 | 2,870 | 3,507 | 6,131 | 25 | 17.1 | 61,027 | 4,100 | 3,565 | 16,104 |
| York ..... | 5 | 18.5 | 66,100 | 5,980 | 3,564 | 12,263 | 19 | 17.0 | 251,157 | 7,770 | 14,759 | 16,868 |
| Muskoka ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Haliburton ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| **CENTRAL ..... ** | **80** | **30.2** | **55,307** | **1,480** | **1,834** | **4,380** | **126** | **22.7** | **69,638** | **2,215** | **3,067** | **17,846** |
| Peel ..... | 3 | 17.5 | 123,333 | 7,160 | 7,056 | 6,110 | 26 | 14.6 | 495,413 | 22,275 | 33,930 | 21,960 |
| Halton ..... | 2 | 31.0 | 131,250 | 4,215 | 4,232 | 350 | 28 | 17.3 | 126,384 | 6,775 | 7,306 | 11,242 |
| Dufferin ..... | 8 | 11.7 | 26,875 | 1,735 | 2,298 | 12,689 | 13 | 27.0 | 51,269 | 1,990 | 1,898 | 3,016 |
| Wellington ..... | 31 | 27.8 | 43,703 | 1,793 | 1,572 | 6,967 | 46 | 12.2 | 36,967 | 3,665 | 3,041 | 29,530 |
| Waterloo ..... | 13 | 24.0 | 60,682 | 2,970 | 2,528 | 19,385 | 16 | 15.5 | 77,757 | 3,675 | 5,013 | 91,068 |
| Perth ..... | 18 | 21.9 | 66,474 | 2,360 | 3,037 | 105,091 | 4 | 23.0 | 79,500 | 2,815 | 3,452 | 2,226 |
| Huron ..... | 58 | 34.8 | 68,918 | 1,845 | 1,982 | 1,562 | 9 | 24.2 | 68,596 | 3,140 | 2,839 | 2,667 |
| Bruce ..... | 42 | 36.5 | 43,400 | 965 | 1,190 | 1,575 | 10 | 42.8 | 42,600 | 1,235 | 995 | 1,062 |
| Grey ..... | 13 | 32.2 | 28,674 | 920 | 892 | 2,187 | 35 | 26.7 | 31,067 | 1,140 | 1,163 | 3,104 |
| Simcoe ..... | 28 | 30.7 | 71,968 | 2,065 | 2,341 | 894 | 30 | 23.1 | 51,694 | 2,475 | 2,239 | 6,851 |
| **WESTERN ..... ** | **216** | **30.6** | **57,387** | **1,690** | **1,877** | **30,153** | **217** | **20.2** | **110,738** | **3,043** | **5,477** | **30,965** |
| Hamilton-Wentworth | 3 | 20.2 | 104,000 | 5,600 | 5,156 | 5,398 | 11 | 12.6 | 79,466 | 4,910 | 6,290 | 56,408 |
| Niagara ..... | 12 | 18.3 | 91,056 | 8,965 | 4,978 | 10,614 | 47 | 12.3 | 79,160 | 4,918 | 6,415 | 27,854 |
| Haldimand-Norfolk. | 29 | 22.9 | 64,648 | 1,945 | 2,819 | 99,735 | 9 | 13.9 | 33,842 | 2,170 | 2,437 | 1,970 |
| Brant ..... | 15 | 24.0 | 86,942 | 3,420 | 3,624 | 2,776 | 2 | 38.9 | 90,381 | 55 | 2,322 | - |
| Oxford ..... | 16 | 23.7 | 72,756 | 2,960 | 3,070 | 1,365 | - | - | - | - | - | - |
| Elgin ..... | 25 | 28.8 | 86,690 | 3,070 | 3,008 | 1,278 | 2 | 33.8 | 68,750 | 1,695 | 2,036 | 1,627 |
| Kent ..... | 62 | 22.2 | 107,191 | 4,943 | 4,836 | 6,562 | 4 | 16.4 | 98,125 | 9,095 | 5,989 | 8,576 |
| Essex ..... | 49 | 18.8 | 90,792 | 4,943 | 4,842 | 5,017 | 21 | 12.2 | 87,347 | 7,430 | 7,142 | 19,584 |
| Lambton ..... | 50 | 29.8 | 88,272 | 3,208 | 2,966 | 1,381 | 7 | 26.6 | 85,633 | 2,360 | 3,218 | 2,790 |
| Middlesex ..... | 40 | 28.2 | 89,210 | 3,095 | 3,162 | 1,304 | 24 | 20.7 | 102,346 | 4,215 | 4,933 | 6,402 |
| **SOUTHERN ..... ** | **301** | **24.3** | **89,673** | **3,635** | **3,690** | **30,795** | **128** | **15.6** | **82,212** | **4,575** | **5,254** | **24,657** |
| Nipissing ..... | 2 | 26.4 | 17,000 | 615 | 643 | 286 | 3 | 25.7 | 8,667 | 310 | 337 | 609 |
| Manitoulin ..... | 3 | 20.1 | 5,751 | 300 | 286 | 130 | 7 | 35.9 | 22,557 | 550 | 628 | 343 |
| Sudbury ..... | - | - | - | - | - | - | 2 | 35.5 | 14,180 | 245 | 399 | 1,574 |
| Timiskaming ..... | 10 | 44.0 | 17,600 | 395 | 400 | 522 | - | - | - | - | - | - |
| Cochrane ..... | 11 | 46.5 | 28,344 | 390 | 609 | 732 | - | - | - | - | - | - |
| Algoma ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Thunder Bay ..... | 2 | 28.9 | 25,000 | 735 | 865 | - | - | - | - | - | - | - |
| Rainy River ..... | 6 | 47.4 | 7,957 | 75 | 168 | 35 | - | - | - | - | - | - |
| Kenora ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| **NORTHERN ..... ** | **37** | **40.7** | **18,967** | **393** | **466** | **570** | **14** | **34.6** | **17,197** | **525** | **497** | **615** |
| **PROVINCE ..... ** | **773** | **27.8** | **63,451** | **1,944** | **2,284** | **25,838** | **623** | **22.3** | **79,229** | **2,471** | **3,556** | **22,988** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 16.--Sales of Farm Properties with Residence(s) and Outbuilding(s), Farmer and Non-farmer Purchases, by County, Ontario, 1980

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry | 29 | 39.6 | 67,463 | 1,440 | 1,704 | 8,349 | 17 | 34.6 | 61,559 | 1,630 | 1,779 | 2,039 |
| Prescott | 13 | 35.8 | 51,572 | 1,580 | 1,443 | 1,600 | 10 | 25.1 | 47,400 | 2,135 | 1,889 | 2,456 |
| Russell | 15 | 36.7 | 75,852 | 1,810 | 2,067 | 280 | 19 | 25.6 | 61,895 | 2,070 | 2,420 | 2,234 |
| Stormont | 24 | 35.6 | 68,602 | 1,855 | 1,927 | 7,573 | 12 | 26.3 | 48,492 | 1,825 | 1,841 | 2,523 |
| Dundas | 37 | 36.3 | 68,838 | 1,810 | 1,898 | 1,954 | 5 | 23.9 | 37,060 | 1,970 | 1,550 | 2,967 |
| Ottawa-Carleton | 21 | 37.6 | 101,833 | 2,740 | 2,709 | 1,851 | 15 | 35.4 | 105,467 | 2,390 | 2,980 | 2,781 |
| Grenville | 11 | 40.9 | 64,909 | 960 | 1,587 | - | 23 | 33.7 | 93,317 | 1,660 | 2,768 | 18,304 |
| Leeds | 19 | 41.2 | 51,966 | 1,440 | 1,262 | 1,401 | 23 | 33.1 | 51,823 | 1,640 | 1,564 | 2,404 |
| Lanark | 10 | 50.5 | 48,904 | 955 | 968 | 994 | 28 | 38.9 | 73,237 | 1,915 | 1,882 | 2,697 |
| Frontenac | 8 | 40.6 | 56,212 | 1,235 | 1,385 | 5,093 | 14 | 30.2 | 66,000 | 2,320 | 2,182 | 1,160 |
| Lennox & Addington | 16 | 57.4 | 62,251 | 965 | 1,085 | 1,134 | 22 | 39.4 | 57,045 | 1,370 | 1,449 | 2,065 |
| Renfrew | 16 | 51.6 | 62,435 | 1,005 | 1,211 | 847 | 13 | 44.5 | 46,888 | 1,100 | 1,054 | 825 |
| **EASTERN** | **219** | **40.9** | **67,268** | **1,560** | **1,645** | **4,198** | **201** | **33.8** | **65,786** | **1,846** | **1,949** | **6,448** |
| Hastings | 26 | 58.8 | 83,923 | 1,425 | 1,428 | 1,394 | 26 | 41.3 | 63,808 | 1,445 | 1,545 | 2,728 |
| Prince Edward | 9 | 55.1 | 72,732 | 1,280 | 1,320 | 737 | 14 | 37.6 | 64,657 | 1,465 | 1,717 | 2,401 |
| Northumberland | 35 | 37.5 | 103,197 | 2,590 | 2,749 | 7,758 | 35 | 31.6 | 82,826 | 2,740 | 2,625 | 2,764 |
| Peterborough | 21 | 44.5 | 112,556 | 2,250 | 2,529 | 7,038 | 35 | 39.7 | 93,786 | 2,510 | 2,363 | 1,695 |
| Victoria | 54 | 40.6 | 107,472 | 2,635 | 2,647 | 1,981 | 25 | 36.7 | 79,584 | 2,380 | 2,170 | 1,647 |
| Durham | 53 | 37.8 | 148,077 | 3,780 | 3,919 | 7,314 | 53 | 31.8 | 153,441 | 4,620 | 4,819 | 9,706 |
| York | 11 | 17.6 | 161,989 | 9,380 | 9,219 | 33,489 | 43 | 26.3 | 288,890 | 12,340 | 10,974 | 14,942 |
| Muskoka | - | - | - | - | - | - | 3 | 41.4 | 61,833 | 1,460 | 1,493 | 571 |
| Haliburton | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound | 6 | 39.1 | 35,583 | 835 | 911 | 371 | 3 | 34.2 | 36,667 | 1,000 | 1,073 | 125 |
| **CENTRAL** | **215** | **41.4** | **113,763** | **2,470** | **2,750** | **9,240** | **238** | **34.0** | **132,877** | **2,885** | **3,908** | **8,812** |
| Peel | 6 | 15.0 | 189,667 | 9,075 | 12,663 | 25,113 | 37 | 22.3 | 286,604 | 12,790 | 12,878 | 28,103 |
| Halton | 26 | 19.9 | 197,046 | 11,505 | 9,888 | 30,704 | 30 | 29.4 | 210,328 | 7,785 | 7,149 | 14,181 |
| Dufferin | 20 | 38.8 | 105,353 | 2,235 | 2,717 | 1,970 | 39 | 36.3 | 101,438 | 3,080 | 2,793 | 2,563 |
| Wellington | 106 | 40.7 | 121,773 | 2,720 | 2,992 | 49,954 | 79 | 32.9 | 122,225 | 4,020 | 3,719 | 6,990 |
| Waterloo | 32 | 31.5 | 147,299 | 4,945 | 4,674 | 11,518 | 24 | 25.8 | 142,018 | 5,430 | 5,499 | 11,806 |
| Perth | 66 | 39.9 | 149,012 | 3,802 | 3,732 | 2,726 | 12 | 24.1 | 139,533 | 6,795 | 5,790 | 21,746 |
| Huron | 112 | 39.5 | 125,364 | 2,982 | 3,170 | 6,967 | 26 | 33.3 | 131,527 | 4,075 | 3,948 | 2,941 |
| Bruce | 98 | 45.1 | 101,138 | 2,221 | 2,244 | 1,509 | 22 | 52.2 | 59,725 | 1,035 | 1,145 | 2,831 |
| Grey | 67 | 48.4 | 79,505 | 1,770 | 1,643 | 1,357 | 100 | 39.6 | 72,416 | 1,915 | 1,830 | 1,473 |
| Simcoe | 61 | 38.6 | 108,161 | 2,708 | 2,804 | 5,235 | 61 | 27.7 | 106,914 | 3,500 | 3,854 | 17,932 |
| **WESTERN** | **594** | **40.0** | **120,710** | **2,714** | **3,015** | **22,637** | **430** | **33.2** | **125,828** | **3,358** | **3,786** | **12,985** |
| Hamilton-Wentworth | 34 | 29.9 | 138,552 | 4,705 | 4,628 | 11,466 | 18 | 18.0 | 128,575 | 7,985 | 7,155 | 12,756 |
| Niagara | 26 | 21.0 | 113,599 | 4,045 | 5,419 | 48,381 | 93 | 11.4 | 98,248 | 10,620 | 8,598 | 35,519 |
| Haldimand-Norfolk | 122 | 32.8 | 135,727 | 3,725 | 4,133 | 5,652 | 22 | 29.1 | 102,751 | 3,035 | 3,531 | 8,191 |
| Brant | 34 | 39.8 | 179,542 | 4,725 | 4,513 | 12,263 | 17 | 29.3 | 113,511 | 4,550 | 3,871 | 19,399 |
| Oxford | 67 | 37.5 | 170,856 | 4,790 | 4,560 | 2,782 | - | - | - | - | - | - |
| Elgin | 70 | 35.8 | 144,463 | 4,203 | 4,039 | 3,278 | - | - | - | - | - | - |
| Kent | 88 | 29.7 | 147,844 | 5,975 | 4,986 | 9,912 | 5 | 18.5 | 70,148 | 3,740 | 3,789 | 4,226 |
| Essex | 75 | 22.1 | 188,996 | 8,590 | 8,547 | 17,169 | 15 | 16.6 | 158,367 | 8,400 | 9,530 | 8,858 |
| Lambton | 79 | 32.7 | 130,367 | 3,953 | 3,990 | 4,590 | 11 | 18.9 | 73,551 | 6,150 | 3,897 | 29,940 |
| Middlesex | 53 | 32.6 | 132,001 | 4,170 | 4,052 | 6,796 | 6 | 23.1 | 167,417 | 8,155 | 7,241 | 8,103 |
| **SOUTHERN** | **648** | **31.7** | **148,715** | **4,690** | **4,698** | **13,018** | **188** | **17.2** | **108,013** | **7,985** | **6,281** | **27,321** |
| Nipissing | 2 | 46.3 | 37,500 | 625 | 810 | 521 | 4 | 73.3 | 36,750 | 425 | 501 | 447 |
| Manitoulin | 2 | 40.9 | 38,500 | 605 | 942 | 494 | - | - | - | - | - | - |
| Sudbury | 9 | 48.0 | 48,222 | 1,060 | 1,005 | 11,286 | - | - | - | - | - | - |
| Timiskaming | 14 | 57.0 | 51,458 | 1,045 | 903 | 453 | 6 | 56.3 | 31,271 | 445 | 555 | 219 |
| Cochrane | 11 | 50.0 | 29,300 | 580 | 586 | 512 | 5 | 33.4 | 26,792 | 640 | 803 | 543 |
| Algoma | - | - | - | - | - | - | 5 | 64.6 | 58,815 | 1,080 | 910 | 886 |
| Thunder Bay | 4 | 40.1 | 61,792 | 1,065 | 1,540 | 2,045 | - | - | - | - | - | - |
| Rainy River | 12 | 67.5 | 39,458 | 568 | 585 | 530 | 3 | 78.9 | 79,167 | 1,270 | 1,003 | 437 |
| Kenora | - | - | - | - | - | - | 2 | 49.5 | 31,500 | 105 | 636 | 1,365 |
| **NORTHERN** | **55** | **53.8** | **43,007** | **758** | **799** | **4,402** | **27** | **56.8** | **43,080** | **640** | **758** | **647** |
| **PROVINCE** | **1,731** | **37.6** | **121,101** | **3,030** | **3,220** | **15,960** | **1,084** | **31.3** | **111,092** | **3,125** | **3,548** | **14,979** |

"-" indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 17.--Sales of Farm Properties with Residence(s) and Outbuilding(s), Farmer and Non-farmer Purchases, by County, Ontario, 1981

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sales | Avg per Sale | | Price ($/ha) | | | Sales | Avg per Sale | | Price ($/ha) | | |
| | (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry | 24 | 42.9 | 64,341 | 1,445 | 1,500 | 2,167 | 16 | 37.3 | 59,770 | 1,875 | 1,604 | 1,854 |
| Prescott | 14 | 45.0 | 53,143 | 995 | 1,180 | 769 | 13 | 44.7 | 79,439 | 1,360 | 1,776 | 1,000 |
| Russell | 5 | 42.3 | 96,240 | 2,350 | 2,274 | 1,430 | 12 | 21.7 | 69,867 | 3,105 | 3,227 | 4,059 |
| Stormont | 12 | 48.4 | 105,567 | 1,355 | 2,181 | 1,243 | 6 | 33.3 | 47,900 | 1,125 | 1,439 | 1,266 |
| Dundas | 29 | 37.0 | 68,280 | 1,790 | 1,846 | 2,505 | 2 | 21.3 | 34,674 | 965 | 1,631 | 3,995 |
| Ottawa-Carleton | 13 | 35.4 | 131,913 | 2,800 | 3,722 | 2,286 | 21 | 33.2 | 104,921 | 3,080 | 3,164 | 4,848 |
| Grenville | 16 | 41.0 | 92,106 | 1,345 | 2,245 | 5,782 | 16 | 46.1 | 69,094 | 1,605 | 1,499 | 1,822 |
| Leeds | 18 | 59.4 | 84,060 | 1,645 | 1,415 | 2,115 | 19 | 34.5 | 56,496 | 1,920 | 1,635 | 3,780 |
| Lanark | 7 | 44.1 | 41,458 | 1,030 | 940 | 1,137 | 21 | 44.9 | 70,881 | 1,810 | 1,580 | 1,852 |
| Frontenac | 6 | 57.7 | 110,083 | 1,465 | 1,907 | 152 | 18 | 46.3 | 61,917 | 1,695 | 1,338 | 1,389 |
| Lennox & Addington | 5 | 50.2 | 70,600 | 1,410 | 1,407 | 196 | 18 | 48.0 | 56,239 | 945 | 1,171 | 2,132 |
| Renfrew | 15 | 42.6 | 48,863 | 1,580 | 1,146 | 1,332 | 16 | 39.6 | 56,375 | 1,695 | 1,424 | 1,758 |
| **EASTERN** | **164** | **44.2** | **77,772** | **1,620** | **1,758** | **2,589** | **178** | **39.6** | **67,886** | **1,825** | **1,716** | **2,823** |
| Hastings | 16 | 53.8 | 97,931 | 1,615 | 1,819 | 1,865 | 30 | 30.9 | 49,095 | 1,485 | 1,587 | 1,889 |
| Prince Edward | 15 | 47.0 | 71,228 | 1,660 | 1,515 | 2,508 | 10 | 39.0 | 75,000 | 2,365 | 1,922 | 1,372 |
| Northumberland | 32 | 43.6 | 108,849 | 2,420 | 2,494 | 2,807 | 30 | 35.7 | 92,995 | 2,135 | 2,601 | 5,241 |
| Peterborough | 37 | 43.8 | 115,024 | 2,320 | 2,623 | 3,983 | 31 | 32.4 | 75,716 | 2,470 | 2,335 | 2,448 |
| Victoria | 51 | 40.7 | 96,681 | 2,473 | 2,373 | 4,325 | 25 | 36.8 | 81,140 | 2,330 | 2,206 | 3,010 |
| Durham | 44 | 43.9 | 135,351 | 3,075 | 3,082 | 8,255 | 69 | 31.0 | 162,827 | 4,920 | 5,258 | 18,610 |
| York | 6 | 9.7 | 114,750 | 17,455 | 11,860 | 29,050 | 78 | 29.0 | 585,348 | 14,265 | 20,167 | 41,919 |
| Muskoka | 2 | 30.1 | 72,250 | 1,685 | 2,402 | 2,523 | 4 | 33.5 | 55,150 | 2,085 | 1,644 | 2,074 |
| Haliburton | - | - | - | - | - | - | 2 | 25.5 | 65,000 | 1,695 | 2,549 | 3,172 |
| Parry Sound | - | - | - | - | - | - | 2 | 41.5 | 45,000 | 235 | 1,085 | 1,269 |
| **CENTRAL** | **205** | **42.9** | **108,276** | **2,469** | **2,524** | **6,947** | **281** | **32.0** | **237,442** | **3,700** | **7,426** | **25,281** |
| Peel | - | - | - | - | - | - | 39 | 20.3 | 382,877 | 18,290 | 18,875 | 43,189 |
| Halton | 3 | 40.5 | 193,369 | 4,860 | 4,777 | 1,986 | 44 | 17.4 | 238,573 | 12,670 | 13,734 | 5,101 |
| Dufferin | 27 | 43.9 | 114,910 | 2,103 | 2,619 | 2,716 | 47 | 43.2 | 114,897 | 2,293 | 2,658 | 4,118 |
| Wellington | 103 | 41.9 | 167,484 | 3,290 | 4,000 | 19,981 | 74 | 33.8 | 143,188 | 4,505 | 4,236 | 7,272 |
| Waterloo | 45 | 32.8 | 173,196 | 4,640 | 5,279 | 30,719 | 25 | 32.6 | 221,476 | 5,150 | 6,801 | 13,780 |
| Perth | 110 | 36.2 | 149,337 | 4,318 | 4,120 | 4,608 | 10 | 32.7 | 126,143 | 4,395 | 3,854 | 2,608 |
| Huron | 125 | 40.0 | 135,763 | 3,460 | 3,394 | 4,074 | 27 | 34.4 | 108,951 | 2,980 | 3,163 | 6,651 |
| Bruce | 79 | 46.3 | 114,738 | 2,467 | 2,479 | 9,355 | 26 | 46.2 | 84,703 | 2,015 | 1,835 | 1,817 |
| Grey | 84 | 43.9 | 78,455 | 1,732 | 1,786 | 14,210 | 97 | 42.0 | 83,138 | 2,040 | 1,980 | 4,303 |
| Simcoe | 65 | 41.2 | 129,681 | 3,080 | 3,149 | 21,593 | 51 | 30.6 | 117,582 | 3,750 | 3,844 | 7,014 |
| **WESTERN** | **642** | **40.7** | **134,336** | **3,077** | **3,297** | **14,838** | **440** | **34.1** | **153,247** | **3,450** | **4,497** | **22,357** |
| Hamilton-Wentworth | 27 | 29.4 | 141,926 | 5,360 | 4,835 | 41,356 | 37 | 28.1 | 289,768 | 9,880 | 10,321 | 20,306 |
| Niagara | 18 | 22.7 | 123,099 | 4,165 | 5,414 | 20,117 | 132 | 13.7 | 93,734 | 8,655 | 6,857 | 23,664 |
| Haldimand-Norfolk | 116 | 34.8 | 149,321 | 3,345 | 4,293 | 10,090 | 25 | 38.1 | 116,037 | 3,370 | 3,042 | 2,543 |
| Brant | 32 | 33.1 | 161,050 | 5,325 | 4,869 | 20,900 | 16 | 26.0 | 170,403 | 6,925 | 6,554 | 4,578 |
| Oxford | 114 | 38.4 | 194,288 | 5,465 | 5,065 | 7,169 | 3 | 22.3 | 64,667 | 6,000 | 2,903 | 7,942 |
| Elgin | 71 | 34.8 | 176,295 | 5,110 | 5,065 | 5,186 | 3 | 94.3 | 569,533 | 4,940 | 6,042 | 2,902 |
| Kent | 70 | 31.2 | 193,382 | 5,935 | 6,195 | 11,861 | 9 | 18.2 | 127,460 | 7,410 | 7,020 | 5,529 |
| Essex | 75 | 22.0 | 146,955 | 7,406 | 6,691 | 10,508 | 11 | 27.5 | 237,989 | 8,890 | 8,642 | 46,173 |
| Lambton | 118 | 33.4 | 150,092 | 4,485 | 4,489 | 3,592 | 25 | 28.9 | 171,978 | 5,930 | 5,960 | 8,083 |
| Middlesex | 130 | 28.8 | 158,088 | 5,685 | 5,492 | 6,531 | 10 | 22.9 | 170,775 | 6,685 | 7,473 | 5,876 |
| **SOUTHERN** | **771** | **32.0** | **163,436** | **5,360** | **5,110** | **11,963** | **271** | **22.1** | **149,065** | **6,918** | **6,757** | **20,527** |
| Nipissing | 2 | 71.8 | 93,500 | 1,155 | 1,302 | 186 | 8 | 45.6 | 48,250 | 915 | 1,057 | 1,269 |
| Manitoulin | 4 | 39.2 | 31,884 | 615 | 813 | 531 | - | - | - | - | - | - |
| Sudbury | 11 | 48.1 | 44,840 | 800 | 932 | 243 | 2 | 46.7 | 21,250 | 455 | 455 | 57 |
| Timiskaming | 13 | 54.5 | 53,389 | 820 | 979 | 1,366 | 2 | 63.4 | 44,500 | 425 | 702 | 422 |
| Cochrane | 8 | 50.7 | 41,975 | 415 | 829 | 2,731 | 4 | 32.7 | 26,625 | 855 | 815 | 496 |
| Algoma | 4 | 54.6 | 84,423 | 765 | 1,546 | 2,520 | 3 | 43.7 | 55,333 | 1,370 | 1,265 | 553 |
| Thunder Bay | - | - | - | - | - | - | - | - | - | - | - | - |
| Rainy River | 5 | 65.2 | 23,600 | 450 | 362 | 389 | 5 | 88.8 | 61,700 | 660 | 695 | 221 |
| Kenora | 5 | 88.4 | 67,800 | 890 | 767 | 472 | - | - | - | - | - | - |
| **NORTHERN** | **53** | **56.1** | **51,852** | **810** | **925** | **1,429** | **26** | **51.8** | **46,942** | **855** | **906** | **1,217** |
| **PROVINCE** | **1,835** | **38.1** | **136,214** | **3,470** | **3,579** | **12,084** | **1,196** | **32.1** | **157,066** | **3,563** | **4,899** | **20,820** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 18.--Sales of Farm Properties with Residence(s) and Outbuilding(s),Farmer and Non-farmer Purchases, by County, Ontario, 1982

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Sales | Avg per Sale | | Price ($/ha) | | | Sales | Avg per Sale | | Price ($/ha) | | |
| | (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry ..... | 21 | 39.9 | 84,871 | 1,760 | 2,129 | 2,310 | 21 | 37.6 | 65,658 | 1,900 | 1,747 | 1,365 |
| Prescott ..... | 13 | 42.2 | 73,710 | 1,730 | 1,748 | 1,523 | 10 | 21.0 | 54,850 | 2,575 | 2,608 | 17,256 |
| Russell ..... | 17 | 30.1 | 85,550 | 2,960 | 2,838 | 1,988 | 9 | 25.6 | 64,056 | 3,058 | 2,506 | 3,798 |
| Stormont ..... | 9 | 52.4 | 79,122 | 1,600 | 1,510 | 1,153 | 15 | 33.5 | 64,321 | 2,180 | 1,919 | 4,802 |
| Dundas ..... | 52 | 35.6 | 29,110 | 285 | 818 | 1,448 | 4 | 18.0 | 45,250 | 2,305 | 2,508 | 1,895 |
| Ottawa-Carleton .. | 15 | 46.6 | 160,967 | 3,310 | 3,455 | 2,280 | 31 | 31.5 | 96,697 | 4,200 | 3,067 | 5,852 |
| Grenville ..... | 8 | 52.0 | 97,050 | 975 | 1,865 | 4,906 | 20 | 34.9 | 70,692 | 1,475 | 2,028 | 2,150 |
| Leeds ..... | 19 | 55.3 | 59,768 | 980 | 1,080 | 1,499 | 18 | 36.5 | 49,528 | 1,405 | 1,356 | 1,470 |
| Lanark ..... | 14 | 35.9 | 57,023 | 1,235 | 1,587 | 3,507 | 24 | 45.1 | 71,463 | 1,445 | 1,586 | 1,371 |
| Frontenac ..... | 3 | 112.3 | 24,150 | 290 | 215 | 322 | 13 | 50.5 | 55,154 | 1,270 | 1,092 | 1,154 |
| Lennox & Addington | 5 | 67.3 | 74,190 | 1,230 | 1,103 | 1,300 | 13 | 30.7 | 56,192 | 1,950 | 1,828 | 2,463 |
| Renfrew ..... | 12 | 52.4 | 61,655 | 1,435 | 1,178 | 1,280 | 14 | 52.8 | 54,032 | 1,005 | 1,024 | 891 |
| **EASTERN ..... ** | **188** | **43.6** | **67,706** | **1,355** | **1,554** | **2,245** | **192** | **36.5** | **67,040** | **1,855** | **1,835** | **4,920** |
| Hastings ..... | 22 | 51.1 | 55,511 | 965 | 1,087 | 1,195 | 18 | 37.8 | 66,368 | 1,515 | 1,754 | 2,671 |
| Prince Edward .... | 11 | 34.4 | 58,635 | 1,590 | 1,705 | 1,862 | 10 | 41.8 | 91,056 | 1,385 | 2,178 | 3,251 |
| Northumberland ... | 18 | 27.8 | 62,759 | 2,815 | 2,256 | 4,300 | 37 | 29.7 | 72,355 | 2,290 | 2,434 | 2,752 |
| Peterborough ..... | 13 | 45.3 | 111,786 | 2,130 | 2,469 | 801 | 21 | 35.6 | 92,600 | 3,010 | 2,600 | 2,861 |
| Victoria ..... | 33 | 37.7 | 83,318 | 2,410 | 2,212 | 2,017 | 21 | 30.9 | 62,176 | 1,970 | 2,015 | 2,699 |
| Durham ..... | 30 | 38.6 | 123,592 | 3,125 | 3,200 | 16,442 | 38 | 26.6 | 144,170 | 5,905 | 5,423 | 12,761 |
| York ..... | 10 | 29.0 | 121,614 | 2,815 | 4,189 | 13,399 | 32 | 27.0 | 545,815 | 13,045 | 20,252 | 36,280 |
| Muskoka ..... | - | - | - | - | - | - | 3 | 18.5 | 40,733 | 2,070 | 2,203 | 1,419 |
| Haliburton ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound ..... | 3 | 31.7 | 27,000 | 1,270 | 851 | 758 | - | - | - | - | - | - |
| **CENTRAL ..... ** | **140** | **38.4** | **87,168** | **2,405** | **2,269** | **8,536** | **181** | **30.6** | **172,068** | **3,178** | **5,625** | **17,752** |
| Peel ..... | - | - | - | - | - | - | 27 | 20.4 | 302,946 | 13,090 | 14,844 | 28,321 |
| Halton ..... | 2 | 17.2 | 65,000 | 1,525 | 3,779 | 4,422 | 27 | 23.8 | 219,156 | 10,620 | 9,195 | 21,419 |
| Dufferin ..... | 30 | 38.8 | 87,625 | 2,145 | 2,259 | 2,161 | 26 | 44.2 | 118,794 | 2,965 | 2,686 | 2,442 |
| Wellington ..... | 82 | 39.6 | 111,611 | 2,805 | 2,818 | 7,479 | 52 | 35.8 | 123,260 | 3,635 | 3,446 | 15,870 |
| Waterloo ..... | 33 | 42.2 | 174,515 | 3,783 | 4,139 | 39,660 | 19 | 29.4 | 159,558 | 4,580 | 5,436 | 11,105 |
| Perth ..... | 61 | 38.4 | 150,127 | 4,067 | 3,910 | 2,767 | 11 | 29.8 | 214,214 | 5,170 | 7,178 | 4,019 |
| Huron ..... | 99 | 39.7 | 114,307 | 3,100 | 2,879 | 3,947 | 16 | 29.6 | 128,058 | 4,275 | 4,322 | 3,940 |
| Bruce ..... | 56 | 41.2 | 94,563 | 2,425 | 2,293 | 7,547 | 23 | 45.4 | 88,291 | 2,220 | 1,944 | 1,699 |
| Grey ..... | 52 | 43.2 | 73,011 | 1,415 | 1,690 | 2,480 | 79 | 36.1 | 62,287 | 1,568 | 1,724 | 4,773 |
| Simcoe ..... | 41 | 37.0 | 101,065 | 2,980 | 2,734 | 5,984 | 54 | 35.5 | 105,961 | 2,615 | 2,985 | 3,361 |
| **WESTERN ..... ** | **456** | **39.9** | **112,675** | **2,825** | **2,826** | **11,686** | **334** | **34.1** | **130,854** | **2,960** | **3,841** | **13,103** |
| Hamilton-Wentworth | 20 | 29.0 | 118,001 | 4,255 | 4,073 | 20,990 | 30 | 21.9 | 140,481 | 7,985 | 6,414 | 20,357 |
| Niagara ..... | 10 | 12.4 | 131,304 | 18,945 | 10,586 | 20,537 | 104 | 14.3 | 104,289 | 9,615 | 7,284 | 33,816 |
| Haldimand-Norfolk | 75 | 30.6 | 155,592 | 4,510 | 5,082 | 4,938 | 23 | 33.1 | 83,743 | 2,360 | 2,526 | 4,209 |
| Brant ..... | 16 | 32.1 | 178,242 | 3,735 | 5,544 | 4,747 | 11 | 17.5 | 82,595 | 6,860 | 4,727 | 5,821 |
| Oxford ..... | 84 | 36.6 | 163,609 | 4,795 | 4,474 | 24,886 | 2 | 21.4 | 99,000 | 3,565 | 4,616 | 8,977 |
| Elgin ..... | 38 | 38.3 | 150,076 | 4,938 | 3,914 | 3,109 | 3 | 31.9 | 109,957 | 3,430 | 3,451 | 3,256 |
| Kent ..... | 44 | 32.7 | 146,858 | 3,825 | 4,494 | 4,219 | 2 | 12.7 | 100,000 | 6,425 | 7,880 | 10,092 |
| Essex ..... | 71 | 18.9 | 100,789 | 6,420 | 5,337 | 18,571 | 6 | 14.1 | 85,909 | 3,825 | 6,093 | 8,665 |
| Lambton ..... | 57 | 33.1 | 122,776 | 4,110 | 3,713 | 4,653 | 15 | 26.5 | 88,298 | 4,943 | 3,332 | 6,363 |
| Middlesex ..... | 79 | 29.3 | 146,604 | 4,780 | 5,006 | 9,819 | 6 | 27.3 | 136,000 | 5,135 | 4,986 | 10,218 |
| **SOUTHERN ..... ** | **494** | **30.4** | **141,373** | **4,845** | **4,650** | **14,303** | **202** | **19.4** | **105,341** | **6,265** | **5,442** | **25,829** |
| Nipissing ..... | 6 | 46.5 | 52,667 | 885 | 1,133 | 1,279 | 6 | 52.9 | 31,167 | 495 | 590 | 512 |
| Manitoulin ..... | 2 | 40.5 | 37,250 | 865 | 921 | 70 | 3 | 41.1 | 44,000 | 980 | 1,070 | 273 |
| Sudbury ..... | 2 | 44.1 | 21,750 | 305 | 493 | 782 | 3 | 32.8 | 23,334 | 840 | 712 | 1,272 |
| Timiskaming ..... | 19 | 53.8 | 47,204 | 798 | 878 | 491 | - | - | - | - | - | - |
| Cochrane ..... | 9 | 49.2 | 24,598 | 490 | 500 | 418 | 2 | 40.0 | 34,000 | 355 | 849 | 2,696 |
| Algoma ..... | 5 | 63.0 | 50,620 | 600 | 804 | 1,076 | - | - | - | - | - | - |
| Thunder Bay ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| Rainy River ..... | 3 | 33.8 | 29,000 | 590 | 858 | 931 | - | - | - | - | - | - |
| Kenora ..... | - | - | - | - | - | - | - | - | - | - | - | - |
| **NORTHERN ..... ** | **47** | **51.0** | **44,369** | **770** | **870** | **746** | **16** | **42.7** | **31,370** | **845** | **735** | **925** |
| **PROVINCE ..... ** | **1,325** | **37.1** | **111,876** | **2,950** | **3,015** | **11,581** | **925** | **30.8** | **118,380** | **3,010** | **3,839** | **16,654** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 19.--Sales of Farm Properties with Residence(s) and Outbuilding(s), Farmer and Non-farmer Purchases, by County, Ontario, 1983

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry | 13 | 38.5 | 58,942 | 1,590 | 1,531 | 2,696 | 17 | 35.3 | 66,000 | 2,030 | 1,871 | 987 |
| Prescott | 13 | 43.6 | 50,549 | 950 | 1,161 | 1,317 | 18 | 27.7 | 72,256 | 2,165 | 2,605 | 5,132 |
| Russell | 9 | 32.6 | 61,644 | 2,100 | 1,889 | 1,343 | 15 | 24.7 | 67,733 | 2,500 | 2,745 | 2,791 |
| Stormont | 15 | 32.6 | 57,212 | 1,790 | 1,753 | 4,078 | 16 | 26.8 | 54,887 | 2,145 | 2,047 | 3,313 |
| Dundas | 22 | 35.5 | 58,319 | 1,995 | 1,644 | 1,477 | 10 | 14.9 | 72,400 | 6,255 | 4,852 | 7,728 |
| Ottawa-Carleton | 10 | 36.2 | 103,929 | 2,305 | 2,869 | 2,793 | 51 | 28.6 | 112,537 | 3,950 | 3,936 | 6,403 |
| Grenville | 13 | 32.8 | 96,740 | 2,960 | 2,948 | 3,901 | 32 | 29.3 | 60,926 | 2,225 | 2,076 | 3,397 |
| Leeds | 19 | 49.1 | 50,091 | 1,180 | 1,021 | 3,168 | 28 | 32.6 | 51,563 | 1,855 | 1,583 | 2,270 |
| Lanark | 9 | 45.5 | 62,127 | 930 | 1,365 | 1,196 | 19 | 33.8 | 46,333 | 1,450 | 1,373 | 3,128 |
| Frontenac | 6 | 79.2 | 72,000 | 1,495 | 909 | 2,336 | 14 | 35.3 | 70,679 | 2,035 | 2,003 | 2,445 |
| Lennox & Addington | 9 | 56.1 | 80,556 | 1,560 | 1,435 | 808 | 31 | 36.9 | 54,136 | 1,900 | 1,467 | 1,730 |
| Renfrew | 25 | 49.2 | 55,657 | 1,230 | 1,131 | 1,444 | 11 | 39.6 | 69,455 | 1,970 | 1,754 | 1,327 |
| **EASTERN** | **163** | **42.8** | **64,267** | **1,590** | **1,503** | **2,526** | **262** | **30.8** | **70,556** | **2,223** | **2,290** | **4,197** |
| Hastings | 13 | 55.2 | 57,557 | 1,100 | 1,043 | 843 | 36 | 39.4 | 53,618 | 1,230 | 2,359 | 2,119 |
| Prince Edward | 11 | 47.0 | 57,691 | 1,280 | 1,228 | 1,151 | 12 | 31.3 | 63,383 | 2,295 | 2,028 | 1,819 |
| Northumberland | 30 | 44.3 | 69,116 | 1,655 | 1,562 | 1,328 | 47 | 30.2 | 89,432 | 2,710 | 2,964 | 6,998 |
| Peterborough | 25 | 37.2 | 72,670 | 1,830 | 1,955 | 1,110 | 50 | 28.8 | 77,607 | 2,545 | 2,694 | 8,428 |
| Victoria | 39 | 45.9 | 100,709 | 2,190 | 2,193 | 1,094 | 45 | 35.6 | 85,146 | 2,640 | 2,393 | 4,831 |
| Durham | 42 | 44.6 | 137,325 | 2,925 | 3,082 | 23,554 | 58 | 29.0 | 151,550 | 4,805 | 5,220 | 9,386 |
| York | 7 | 37.8 | 181,818 | 6,750 | 4,811 | 21,791 | 63 | 24.5 | 340,518 | 8,940 | 13,911 | 20,019 |
| Muskoka | 2 | 42.5 | 58,500 | 995 | 1,377 | 701 | 4 | 24.6 | 71,585 | 2,085 | 2,914 | 13,040 |
| Haliburton | - | - | - | - | - | - | - | - | - | - | - | - |
| Parry Sound | - | - | - | - | - | - | 3 | 28.6 | 47,667 | 1,420 | 1,664 | 2,609 |
| **CENTRAL** | **171** | **44.0** | **96,392** | **2,020** | **2,188** | **12,385** | **319** | **30.4** | **142,053** | **3,280** | **4,670** | **11,943** |
| Peel | 2 | 31.8 | 91,381 | 2,305 | 2,875 | - | 34 | 22.9 | 208,933 | 7,495 | 9,137 | 43,293 |
| Halton | 4 | 28.4 | 201,102 | 5,845 | 7,082 | 15,648 | 37 | 21.7 | 240,100 | 14,570 | 11,077 | 35,065 |
| Dufferin | 28 | 44.2 | 118,931 | 2,520 | 2,693 | 2,691 | 38 | 38.4 | 105,706 | 2,545 | 2,751 | 5,118 |
| Wellington | 79 | 44.7 | 115,956 | 2,790 | 2,597 | 5,042 | 81 | 30.2 | 123,672 | 3,900 | 4,096 | 11,529 |
| Waterloo | 41 | 38.6 | 228,973 | 5,320 | 5,936 | 7,483 | 25 | 26.6 | 173,517 | 8,940 | 6,512 | 17,375 |
| Perth | 96 | 37.5 | 131,367 | 3,555 | 3,503 | 3,577 | 17 | 32.5 | 107,396 | 3,210 | 3,300 | 5,312 |
| Huron | 84 | 42.7 | 131,227 | 2,585 | 3,077 | 5,996 | 25 | 36.5 | 160,912 | 4,290 | 4,407 | 14,758 |
| Bruce | 68 | 42.2 | 84,293 | 1,935 | 1,999 | 2,013 | 23 | 37.9 | 69,772 | 1,910 | 1,842 | 1,813 |
| Grey | 67 | 44.8 | 78,698 | 1,740 | 1,755 | 2,189 | 80 | 37.2 | 73,544 | 1,985 | 1,979 | 2,904 |
| Simcoe | 46 | 38.7 | 109,723 | 2,555 | 2,833 | 5,150 | 63 | 32.1 | 96,987 | 2,760 | 3,018 | 7,275 |
| **WESTERN** | **515** | **41.5** | **121,460** | **2,628** | **2,929** | **4,818** | **423** | **31.9** | **127,202** | **3,214** | **3,990** | **18,191** |
| Hamilton-Wentworth | 32 | 24.9 | 160,897 | 5,095 | 6,458 | 51,465 | 54 | 21.6 | 140,090 | 8,355 | 6,487 | 17,256 |
| Niagara | 11 | 24.3 | 115,973 | 4,830 | 4,772 | 10,515 | 128 | 11.6 | 115,617 | 13,845 | 9,926 | 177,346 |
| Haldimand-Norfolk | 110 | 27.2 | 102,622 | 3,565 | 3,768 | 11,101 | 21 | 30.6 | 93,519 | 3,010 | 3,055 | 5,563 |
| Brant | 24 | 31.9 | 129,369 | 4,105 | 4,049 | 2,242 | 13 | 17.9 | 105,898 | 6,823 | 5,926 | 6,311 |
| Oxford | 102 | 33.8 | 138,545 | 4,355 | 4,100 | 13,597 | 7 | 9.5 | 75,214 | 8,540 | 7,883 | 10,765 |
| Elgin | 46 | 34.1 | 121,800 | 4,365 | 3,575 | 3,438 | 13 | 35.0 | 109,380 | 3,220 | 3,125 | 3,437 |
| Kent | 64 | 30.7 | 136,935 | 4,445 | 4,456 | 7,520 | 5 | 7.8 | 76,100 | 11,770 | 9,769 | 8,429 |
| Essex | 72 | 18.6 | 103,385 | 5,615 | 5,546 | 12,054 | 26 | 17.3 | 100,405 | 7,655 | 5,797 | 12,719 |
| Lambton | 63 | 34.6 | 137,901 | 3,780 | 3,988 | 6,391 | 18 | 17.3 | 66,985 | 4,985 | 3,882 | 4,715 |
| Middlesex | 93 | 32.3 | 144,400 | 4,196 | 4,467 | 4,506 | 17 | 27.9 | 137,453 | 5,810 | 4,921 | 12,148 |
| **SOUTHERN** | **617** | **29.7** | **127,839** | **4,270** | **4,302** | **14,805** | **302** | **17.6** | **113,199** | **7,525** | **6,415** | **115,636** |
| Nipissing | 2 | 46.3 | 28,500 | 315 | 616 | 167 | 8 | 40.7 | 37,125 | 735 | 911 | 276 |
| Manitoulin | - | - | - | - | - | - | 2 | 59.7 | 36,500 | 395 | 611 | 988 |
| Sudbury | 4 | 57.4 | 46,850 | 905 | 816 | 588 | 11 | 41.1 | 41,473 | 690 | 1,009 | 1,586 |
| Timiskaming | 8 | 48.8 | 51,438 | 825 | 1,055 | 935 | - | - | - | - | - | - |
| Cochrane | 9 | 49.6 | 49,667 | 790 | 1,002 | 760 | 2 | 47.7 | 79,750 | 275 | 1,672 | 3,574 |
| Algoma | 7 | 49.0 | 48,986 | 1,000 | 999 | 1,413 | 5 | 54.6 | 43,384 | 770 | 794 | 534 |
| Thunder Bay | 5 | 42.8 | 60,900 | 1,110 | 1,424 | 3,288 | - | - | - | - | - | - |
| Rainy River | 9 | 64.9 | 40,978 | 570 | 632 | 563 | 3 | 123.8 | 106,667 | 980 | 862 | 253 |
| Kenora | 3 | 53.6 | 51,667 | 820 | 963 | 739 | - | - | - | - | - | - |
| **NORTHERN** | **48** | **52.1** | **47,648** | **825** | **914** | **1,268** | **32** | **52.7** | **50,035** | **770** | **950** | **1,193** |
| **PROVINCE** | **1,514** | **37.4** | **112,731** | **2,858** | **3,010** | **10,831** | **1,338** | **28.6** | **114,645** | **3,455** | **4,008** | **56,185** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.

Appendix Table 20.--Sales of Farm Properties with Residence(s) and Outbuilding(s), Farmer and Non-farmer Purchases, by County, Ontario, 1984

| County and Region | Farmer Purchases | | | | | | Non-farmer Purchases | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Avg per Sale | | Price ($/ha) | | | | Avg per Sale | | Price ($/ha) | | |
| | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. | Sales (no.) | Area (ha) | Value ($) | Median | Mean | Std. Dev. |
| Glengarry | 27 | 44.4 | 88,443 | 1,540 | 1,992 | 4,571 | 18 | 35.5 | 75,597 | 1,965 | 2,129 | 2,207 |
| Prescott | 16 | 48.4 | 101,734 | 1,615 | 2,103 | 1,901 | 16 | 32.1 | 95,019 | 2,965 | 2,957 | 48,540 |
| Russell | 10 | 39.4 | 86,575 | 2,135 | 2,196 | 2,523 | 9 | 25.3 | 81,256 | 2,990 | 3,214 | 3,333 |
| Stormont | 11 | 50.8 | 132,403 | 2,050 | 2,608 | 1,858 | 18 | 25.8 | 50,500 | 1,595 | 1,958 | 5,879 |
| Dundas | 23 | 47.3 | 128,559 | 2,470 | 2,718 | 3,791 | 16 | 19.4 | 55,172 | 2,935 | 2,844 | 5,108 |
| Ottawa-Carleton | 11 | 46.8 | 150,009 | 3,350 | 3,203 | 3,460 | 42 | 35.3 | 140,621 | 3,150 | 3,983 | 19,687 |
| Grenville | 6 | 38.1 | 52,083 | 1,435 | 1,368 | 1,650 | 22 | 26.6 | 79,405 | 3,245 | 2,982 | 12,408 |
| Leeds | 10 | 46.7 | 45,400 | 825 | 972 | 1,061 | 26 | 37.4 | 66,135 | 2,125 | 1,766 | 2,847 |
| Lanark | 2 | 32.5 | 25,077 | 445 | 771 | - | 39 | 36.8 | 77,019 | 2,000 | 2,093 | 12,496 |
| Frontenac | - | - | - | - | - | - | 30 | 42.0 | 63,330 | 1,495 | 1,509 | 2,295 |
| Lennox & Addington | 12 | 55.6 | 64,273 | 1,145 | 1,155 | 1,666 | 22 | 43.5 | 52,398 | 1,125 | 1,206 | 1,087 |
| Renfrew | 16 | 53.9 | 56,892 | 995 | 1,055 | 2,276 | 14 | 40.7 | 72,005 | 1,565 | 1,767 | 8,942 |
| **EASTERN** | **145** | **47.3** | **93,297** | **1,660** | **1,972** | **3,047** | **272** | **34.6** | **80,298** | **2,175** | **2,319** | **15,281** |
| Hastings | 17 | 57.9 | 82,922 | 1,040 | 1,432 | 2,119 | 32 | 32.8 | 53,983 | 1,760 | 1,644 | 1,837 |
| Prince Edward | 11 | 44.5 | 87,515 | 2,170 | 1,969 | 1,964 | 13 | 23.8 | 81,500 | 3,080 | 3,421 | 4,923 |
| Northumberland | 11 | 37.6 | 106,756 | 2,710 | 2,838 | 26,093 | 36 | 28.5 | 68,689 | 2,545 | 2,410 | 4,707 |
| Peterborough | 21 | 44.9 | 86,353 | 2,120 | 1,924 | 3,551 | 49 | 37.0 | 81,210 | 2,350 | 2,197 | 6,885 |
| Victoria | 41 | 49.5 | 88,629 | 2,100 | 1,790 | 1,642 | 52 | 42.7 | 86,262 | 2,135 | 2,020 | 3,284 |
| Durham | 52 | 37.9 | 145,941 | 3,585 | 3,852 | 4,589 | 52 | 27.9 | 126,222 | 4,955 | 4,529 | 11,031 |
| York | 5 | 24.6 | 163,000 | 7,970 | 6,621 | 28,312 | 28 | 25.5 | 539,731 | 17,685 | 21,132 | 28,837 |
| Muskoka | - | - | - | - | - | - | 3 | 18.3 | 34,500 | 1,100 | 1,885 | 15,742 |
| Haliburton | - | - | - | - | - | - | 2 | 30.4 | 57,250 | 1,515 | 1,882 | 966 |
| Parry Sound | - | - | - | - | - | - | 5 | 26.0 | 27,088 | 950 | 1,043 | 737 |
| **CENTRAL** | **161** | **43.9** | **108,722** | **2,350** | **2,477** | **8,639** | **272** | **32.5** | **131,449** | **2,945** | **4,050** | **12,623** |
| Peel | 9 | 41.4 | 216,581 | 5,820 | 5,229 | 3,183 | 31 | 23.1 | 596,691 | 14,245 | 25,813 | 71,319 |
| Halton | 5 | 21.2 | 329,000 | 7,770 | 15,485 | 108,769 | 38 | 24.6 | 261,228 | 9,015 | 10,615 | 22,503 |
| Dufferin | 23 | 41.0 | 88,202 | 1,800 | 2,153 | 4,152 | 37 | 30.9 | 108,497 | 3,080 | 3,514 | 9,614 |
| Wellington | 105 | 40.9 | 117,716 | 2,550 | 2,878 | 9,208 | 64 | 31.4 | 146,745 | 4,345 | 4,672 | 12,124 |
| Waterloo | 43 | 40.5 | 178,611 | 4,450 | 4,412 | 5,840 | 27 | 27.9 | 189,978 | 6,500 | 6,801 | 23,834 |
| Perth | 87 | 37.8 | 129,802 | 3,459 | 3,433 | 4,840 | 14 | 30.1 | 128,599 | 4,145 | 4,273 | 15,825 |
| Huron | 117 | 38.6 | 113,527 | 2,953 | 2,945 | 23,326 | 23 | 41.7 | 123,934 | 3,080 | 2,974 | 3,001 |
| Bruce | 69 | 45.4 | 105,638 | 2,038 | 2,325 | 2,587 | 28 | 37.6 | 83,267 | 1,875 | 2,217 | 2,504 |
| Grey | 75 | 47.0 | 74,187 | 1,483 | 1,579 | 1,293 | 88 | 35.9 | 62,128 | 1,775 | 1,730 | 1,855 |
| Simcoe | 57 | 39.0 | 100,432 | 2,590 | 2,572 | 3,774 | 61 | 28.6 | 89,174 | 3,300 | 3,121 | 7,718 |
| **WESTERN** | **590** | **40.9** | **116,638** | **2,630** | **2,851** | **14,625** | **411** | **31.4** | **157,783** | **3,285** | **5,030** | **23,441** |
| Hamilton-Wentworth | 15 | 32.5 | 164,863 | 4,203 | 5,067 | 11,894 | 45 | 22.5 | 138,889 | 7,040 | 6,183 | 23,395 |
| Niagara | 14 | 19.3 | 103,605 | 3,605 | 5,371 | 27,194 | 146 | 13.4 | 112,570 | 11,065 | 8,382 | 38,343 |
| Haldimand-Norfolk | 101 | 33.2 | 134,741 | 3,430 | 4,053 | 24,312 | 34 | 26.0 | 79,925 | 2,835 | 3,078 | 3,068 |
| Brant | 37 | 33.8 | 177,093 | 5,590 | 5,240 | 4,790 | 7 | 13.9 | 99,362 | 7,230 | 7,134 | 7,359 |
| Oxford | 100 | 35.2 | 144,763 | 4,395 | 4,114 | 22,493 | 14 | 14.4 | 137,296 | 8,765 | 9,543 | 19,673 |
| Elgin | 47 | 41.1 | 140,719 | 3,740 | 3,421 | 3,696 | 3 | 15.7 | 96,667 | 5,760 | 6,174 | 3,269 |
| Kent | 82 | 29.3 | 136,740 | 4,942 | 4,669 | 5,457 | 5 | 13.5 | 101,861 | 8,690 | 7,527 | 6,803 |
| Essex | 74 | 19.3 | 116,560 | 6,045 | 6,029 | 21,980 | 17 | 12.1 | 107,579 | 9,500 | 8,912 | 9,063 |
| Lambton | 64 | 33.6 | 132,838 | 4,025 | 3,958 | 14,390 | 7 | 18.4 | 71,843 | 7,580 | 3,904 | 9,846 |
| Middlesex | 89 | 30.3 | 129,111 | 4,170 | 4,257 | 8,981 | 42 | 22.2 | 128,682 | 5,455 | 5,795 | 10,862 |
| **SOUTHERN** | **623** | **31.3** | **136,445** | **4,323** | **4,360** | **17,060** | **320** | **17.3** | **114,238** | **7,425** | **6,605** | **28,168** |
| Nipissing | 2 | 79.8 | 70,500 | 575 | 883 | 1,787 | 9 | 37.2 | 42,200 | 1,320 | 1,135 | 1,721 |
| Manitoulin | 2 | 40.2 | 43,000 | 995 | 1,071 | 88 | 3 | 32.2 | 22,333 | 620 | 693 | - |
| Sudbury | 7 | 47.8 | 196,593 | 770 | 4,117 | 12,768 | 9 | 41.9 | 66,151 | 1,430 | 1,581 | 4,033 |
| Timiskaming | 13 | 41.4 | 32,027 | 990 | 773 | 2,729 | - | - | - | - | - | - |
| Cochrane | 12 | 47.1 | 42,021 | 795 | 893 | 1,076 | 3 | 37.1 | 40,000 | 1,410 | 1,078 | 1,035 |
| Algoma | 3 | 48.6 | 41,333 | 1,110 | 851 | 841 | 5 | 52.8 | 55,800 | 1,010 | 1,056 | 252 |
| Thunder Bay | 9 | 43.6 | 109,944 | 2,670 | 2,520 | 1,349 | - | - | - | - | - | - |
| Rainy River | 3 | 68.0 | 36,667 | 690 | 539 | 320 | 8 | 44.6 | 37,491 | 845 | 840 | 1,118 |
| Kenora | 3 | 84.8 | 69,000 | 800 | 813 | - | 4 | 41.6 | 60,750 | 1,375 | 1,459 | 1,812 |
| **NORTHERN** | **54** | **49.5** | **73,227** | **875** | **1,478** | **4,726** | **43** | **42.5** | **48,235** | **1,010** | **1,135** | **2,067** |
| **PROVINCE** | **1,573** | **38.3** | **120,031** | **2,998** | **3,134** | **14,364** | **1,318** | **29.2** | **122,211** | **3,360** | **4,183** | **21,207** |

"-"indicates one or no sales. These sales are included in regional and provincial figures.